



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3784383**

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 #	County	Tax year	Date received
<b>2024-1106</b>	<b>Lake</b>	<b>2024</b>	<b>10.1.24</b>

<b>COMPLETED BY THE PETITIONER</b>			
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**PART 1. Taxpayer Information**

Taxpayer name: <b>SFR II BORROWER 2021-3 LLC</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>26-24-26-2415-000- 06100 847 Woodsong Way</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  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

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

Property was not substantially complete on January 1

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))  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.)

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.)

**5**  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.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b>	2024-1106	Alternate Key: 3784383	Parcel ID: 26-24-26-2415-000-06100
<b>Petitioner Name</b>	Ryan, llc c/o Peyton	<b>Property Address</b>	847 WOODSONG WAY CLERMONT
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	2017-1 ih borrower lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>		\$ 394,581	\$ 394,581
<b>2. Assessed or classified use value, *if applicable</b>		\$ 381,100	\$ 381,100
<b>3. Exempt value, *enter "0" if none</b>		\$ -	
<b>4. Taxable Value, *required</b>		\$ 381,100	\$ 381,100

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

**Last Sale Date** 3/29/2014 **Price:** \$145,000  Arm's Length  Distressed **Book** 4462 **Page** 1552

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3784383	3795550	3782478	3783263
<b>Address</b>	847 WOODSONG WAY CLERMONT	1208 CEDARWOOD WAY CLERMONT	1135 CLEAR CREEK CIR CLERMONT	17512 SILVER CREEK CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$400,000	\$395,000	\$445,900
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	0.80%	2.00%
<b>Adjusted Sale</b>		\$341,600	\$338,910	\$387,933
<b>\$/SF FLA</b>	\$160.14 per SF	\$203.45 per SF	\$202.21 per SF	\$232.30 per SF
<b>Sale Date</b>		11/8/2023	10/5/2023	7/6/2023
<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>	2,464	1,679	54950	1,676	55160	1,670	55580
<b>Year Built</b>	1999	2001		1999		1999	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	3.0	3.0		3.0		2.1	5000
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	64 sf	324 sf		326 sf		174 sf	
<b>Pool</b>	Y	Y	0	Y	0	Y	0
<b>Fireplace</b>	1	0	2500	0	2500	0	2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 16.8%	57450	Net Adj. 17.0%	57660	Net Adj. 16.3%	FALSE
		Gross Adj. 16.8%	57450	Gross Adj. 17.0%	57660	Gross Adj. 16.3%	63080
<b>Adj. Sales Price</b>	Market Value <b>\$394,581</b>	Adj Market Value	<b>\$399,050</b>	Adj Market Value	<b>\$396,570</b>	Adj Market Value	<b>\$387,933</b>
	Value per SF 160.14						

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.

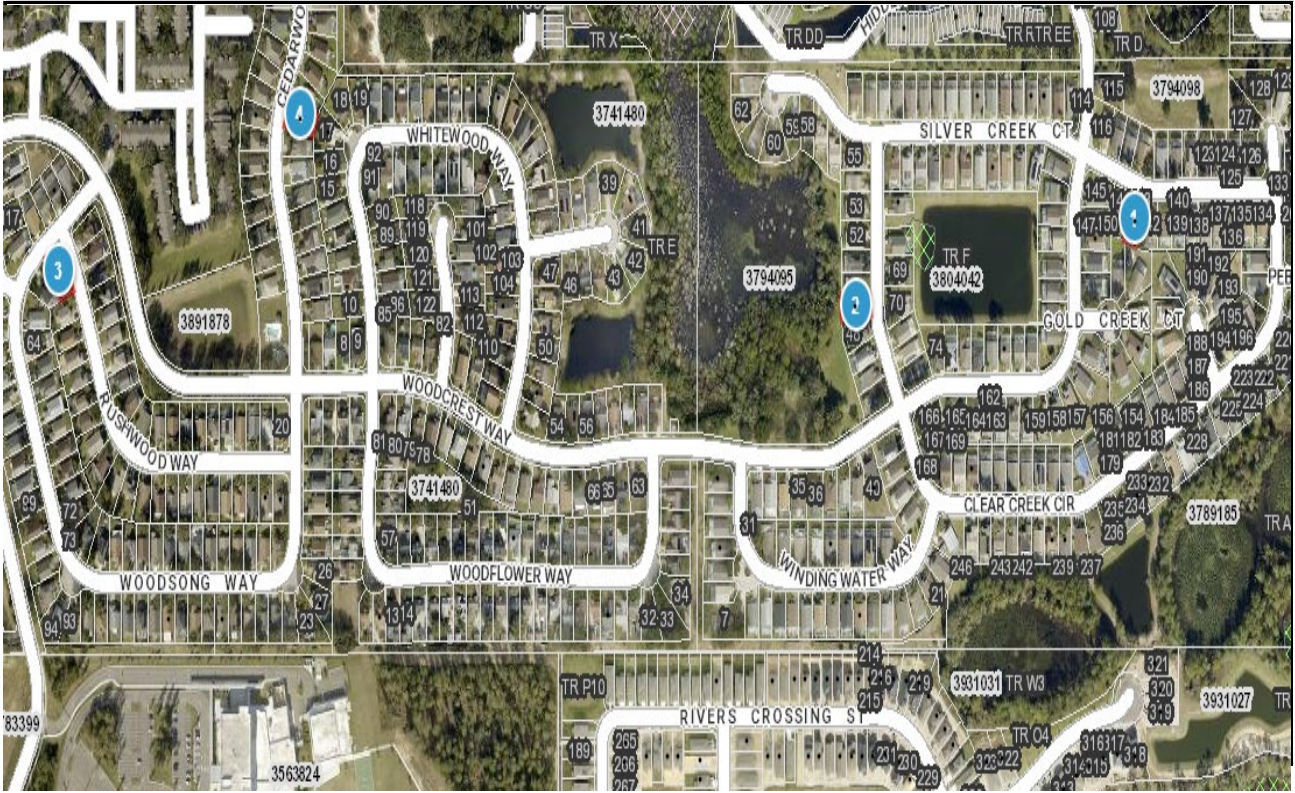
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed Shariff**

**DATE 11/20/2024**

**2024-110€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3782478	1135 CLEAR CREEK CIR CLERMONT	same sub
2	comp 3	3783263	17512 SILVER CREEK CT CLERMONT	same sub
3	subject	3784383	847 WOODSONG WAY CLERMONT	
4	comp 1	3795550	1208 CEDARWOOD WAY CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3784383  
Parcel ID 26-24-26-2415-000-06100

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

2024-1106 subject  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
SFR II BORROWER 2021-3 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

subject

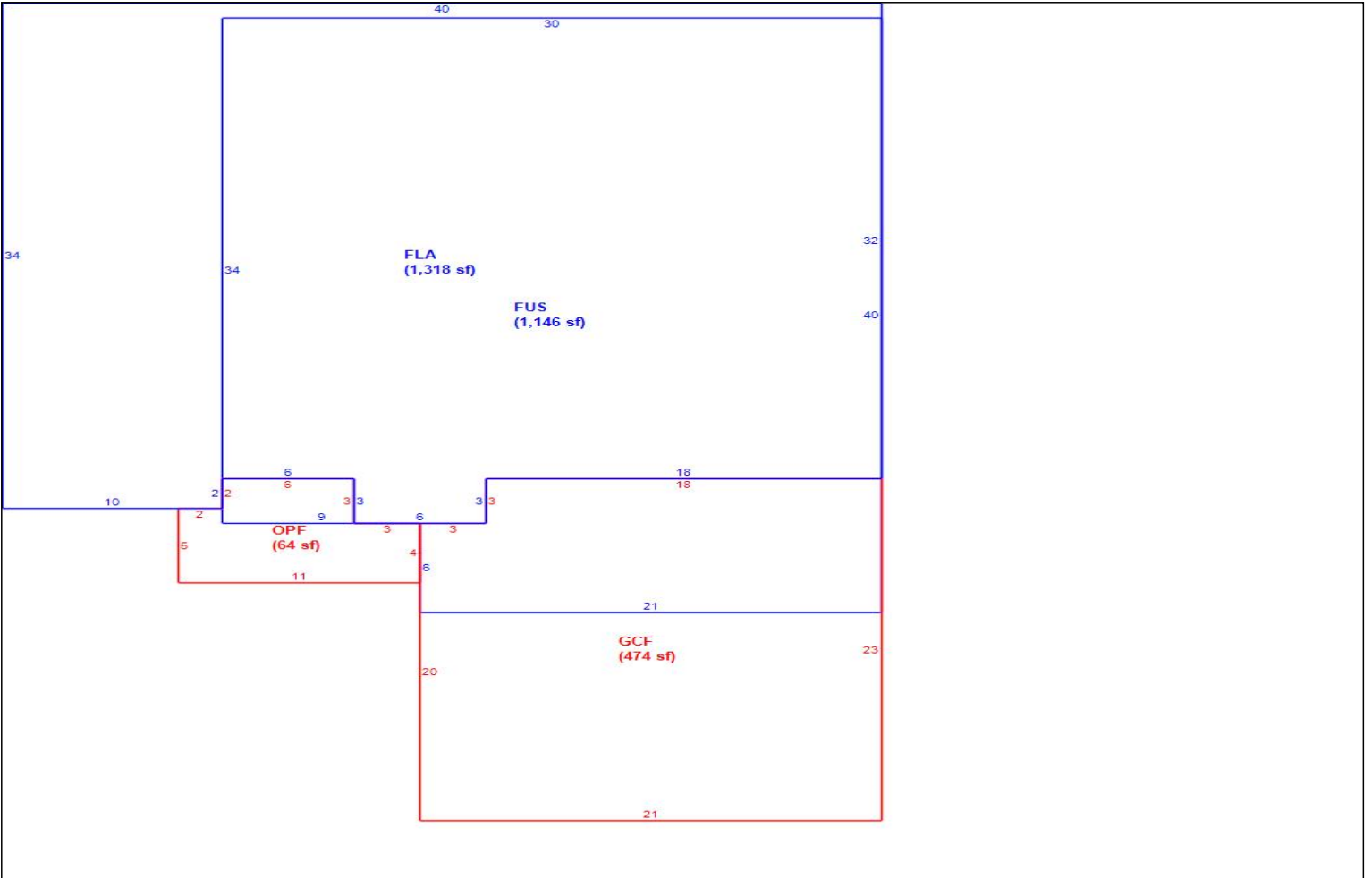
Property Location			
Site Address	847 WOODSONG WAY		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581

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

Legal Description
WOODRIDGE PHASE IB LOT 61 PB 40 PGS 61-62 ORB ORB 5942 PG 169

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 312,111 Deprec Bldg Value 302,748 Multi Story 1



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	1,318	1,318	1318	Effective Area	2464	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,146	1,146	1146	Base Rate	106.43	Quality Grade	675	Half Baths	0
GAR	GARAGE FINISH	0	474	0	Building RCN	312,111	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	64	0	Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	302,748	Roof Cover	3	Type AC	03
TOTALS		2,464	3,002	2,464						

Alternate Key 3784383  
 Parcel ID 26-24-26-2415-000-06100

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

2024-1106 subject  
 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
POL2	SWIMMING POOL - RESIDENTIAL	286.00	SF	35.00	1999	1999	10010.00	85.00	8,509
PLD2	POOL/COOL DECK	454.00	SF	5.38	1999	1999	2443.00	70.00	1,710
SEN2	SCREEN ENCLOSED STRUCTURE	1510.00	SF	3.50	1999	1999	5285.00	40.00	2,114

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-08-2019	1	0099	CHECK VALUE	02-11-2019		
2000	9811018	04-16-1999	03-10-2000	100,000	0000	SFR FOR Y2K			
2000	9901167	01-26-1999	03-10-2000	3,000	0000	18X36 SEN			
2000	9812027	01-01-1999	03-10-2000	10,000	0000	POOL			
1999	9811018	11-09-1998	12-01-1998	100,000	0000	SFR/847 WOODSONG WAY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022056072	5942	0169	12-06-2021	WD	U	11	100				
2021077880	5724	0527	06-01-2021	WD	Q	01	340,000				
2021024705	5648	2260	02-03-2021	WD	Q	01	302,000				
2018045199	5097	0864	04-10-2018	WD	Q	Q	220,000				
	1756	0856	08-11-1999	WD	Q	Q	154,300				
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	
79,500	302,748	12,333	394,581	13481	381100	0.00	381100	394581	384,909	

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Alternate Key 3795550  
 Parcel ID 26-24-26-2420-000-02100

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

2024-1106 comp 1  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

Current Owner		
TRAN TINH & BEN NGUYEN		
3196 CHALMERS AVE		
MURRYSVILLE	PA	15668

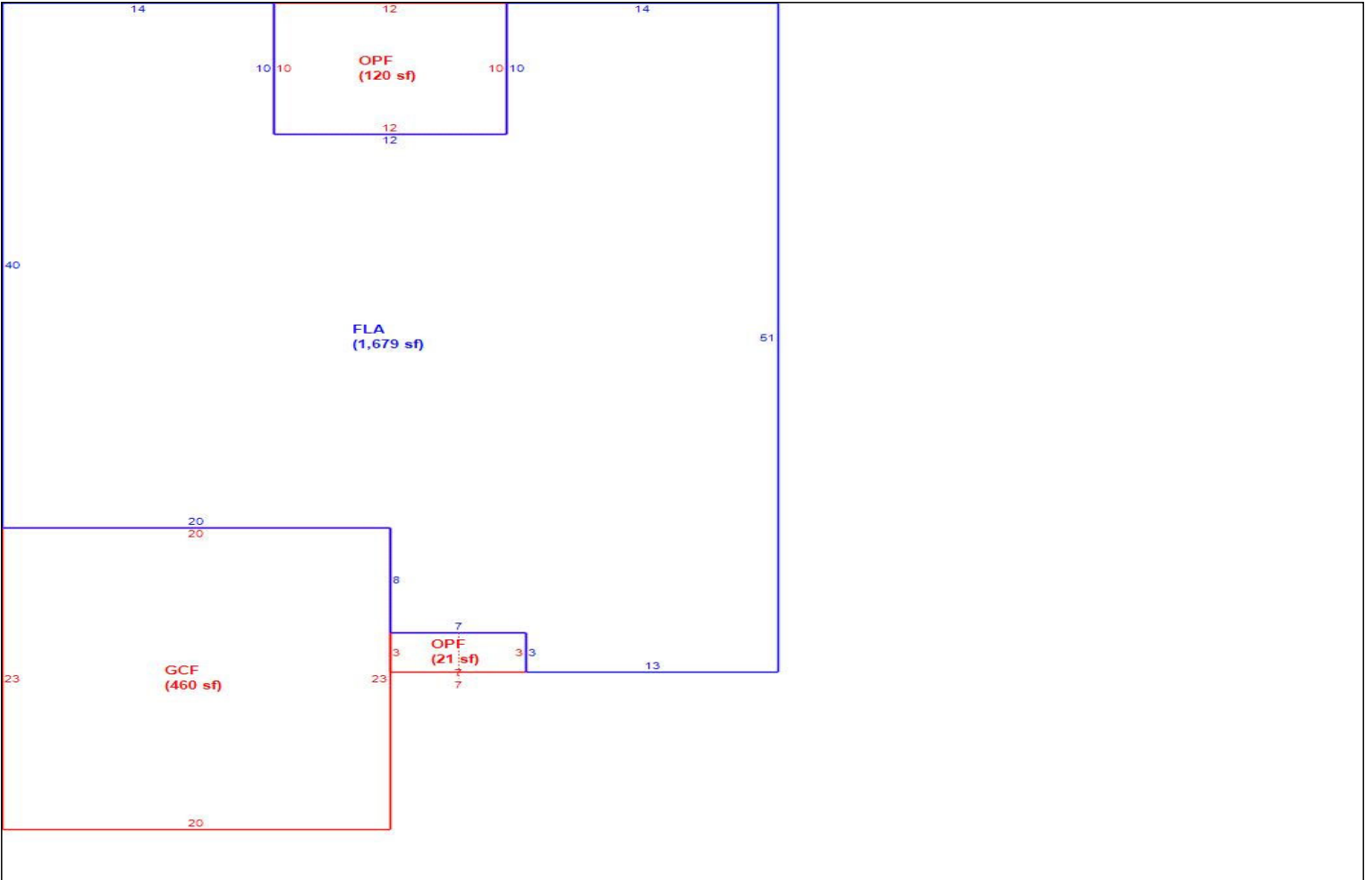
comp 1

Property Location		
Site Address 1208 CEDARWOOD WAY		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WOODRIDGE PHASE III SUB LOT 21 PB 43 PGS 35-36 ORB 6242 PG 936

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 236,111
		Deprec Bldg Value 229,028	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,679	1,679	1679	Effective Area	1679	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	460	0	Base Rate	112.50	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	141	0	Building RCN	236,111	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,679	2,280	1,679	Building RCNLD	229,028					



Alternate Key 3795550  
 Parcel ID 26-24-26-2420-000-02100

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

2024-1106 comp 1  
 PRC Run: 12/5/2024 By  
 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	240.00	SF	35.00	2001	2001	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	500.00	SF	5.38	2001	2001	2690.00	70.00	1,883
SEN2	SCREEN ENCLOSED STRUCTURE	1433.00	SF	3.50	2001	2001	5016.00	45.00	2,257

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	120006	03-13-2001	01-08-2002	15	0000	SFR/SEN FOR 2002			
2001	120006	12-01-2000	03-13-2001	2,747	0000	37X21 SEN/1208 CEDARWOOD			

<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
2023139728	6242	0936	11-08-2023	WD	Q	01	I	400,000				
2016008615	4733	0171	01-25-2016	WD	Q	Q	I	175,000				
	2059	1723	11-30-2001	WD	Q	Q	I	169,000				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	229,028	11,280	319,808	0	319808	0.00	319808	319808	312,889	

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Alternate Key 3782478  
 Parcel ID 25-24-26-0300-000-04900

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

2024-1106 comp 2  
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner			
MOLLOY MICHAEL & SELINA PENCE			
1135 CLEAR CREEK CIR			
CLERMONT	FL	34714	

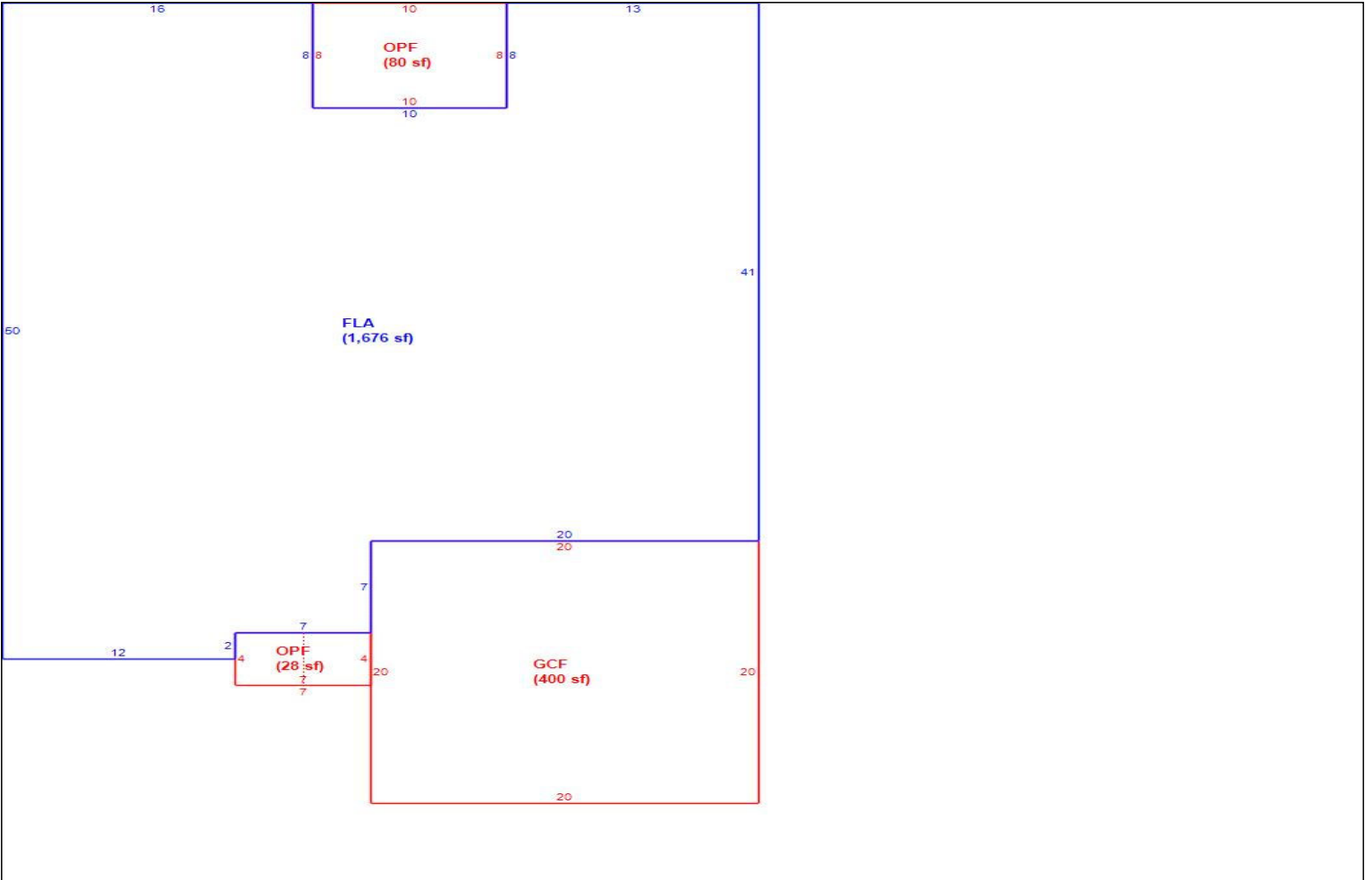
comp 2

Property Location			
Site Address 1135 CLEAR CREEK CIR			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLEAR CREEK PHASE ONE SUB LOT 49 PB 40 PG 57-58 ORB 6229 PG 1967

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 227,056
		Deprec Bldg Value	220,244
		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	1,676	1,676	1676	1999	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	109.29	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	227,056	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					220,244				
TOTALS		1,676	2,184	1,676					

Alternate Key 3782478  
 Parcel ID 25-24-26-0300-000-04900

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

2024-1106 comp 2  
 PRC Run: 12/5/2024 By  
 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	324.00	SF	35.00	1999	1999	11340.00	85.00	9,639
PLD2	POOL/COOL DECK	436.00	SF	5.38	1999	1999	2346.00	70.00	1,642
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	1999	1999	5390.00	40.00	2,156

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-12-2004	1	0000	CK VALUES			
2000	9951929	05-26-1999	12-01-1999	2,300	0000	19X37 SEN			
2000	9903169	03-17-1999	12-01-1999	17,000	0000	POOL & DEC			
2000	9902176	02-26-1999	12-01-1999	91,000	0000	SFR/1135 CLEAR CRK CIR			

<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	
2023129156	6229	1967	10-05-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2024	25000
2021120713	5785	0386	08-24-2021	WD	U	12	I	282,400	059	ADDITIONAL HOMESTEAD	2024	25000
2020032299	5439	1259	02-28-2020	WD	U	11	I	100				
2019113124	5354	0131	09-19-2019	WD	Q	Q	I	245,000				
	2379	2375	08-08-2003	WD	Q	Q	I	170,000				
<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
79,500	220,244	13,437	313,181	0	313181	50,000.00	263181	288181	306,485

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Alternate Key 3783263  
 Parcel ID 25-24-26-0305-000-14300

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

2024-1106 comp 3  
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
COLON MIGUEL & ALEXANDRA		
701 WELSH RD		
PHILADELPHIA	PA	19115

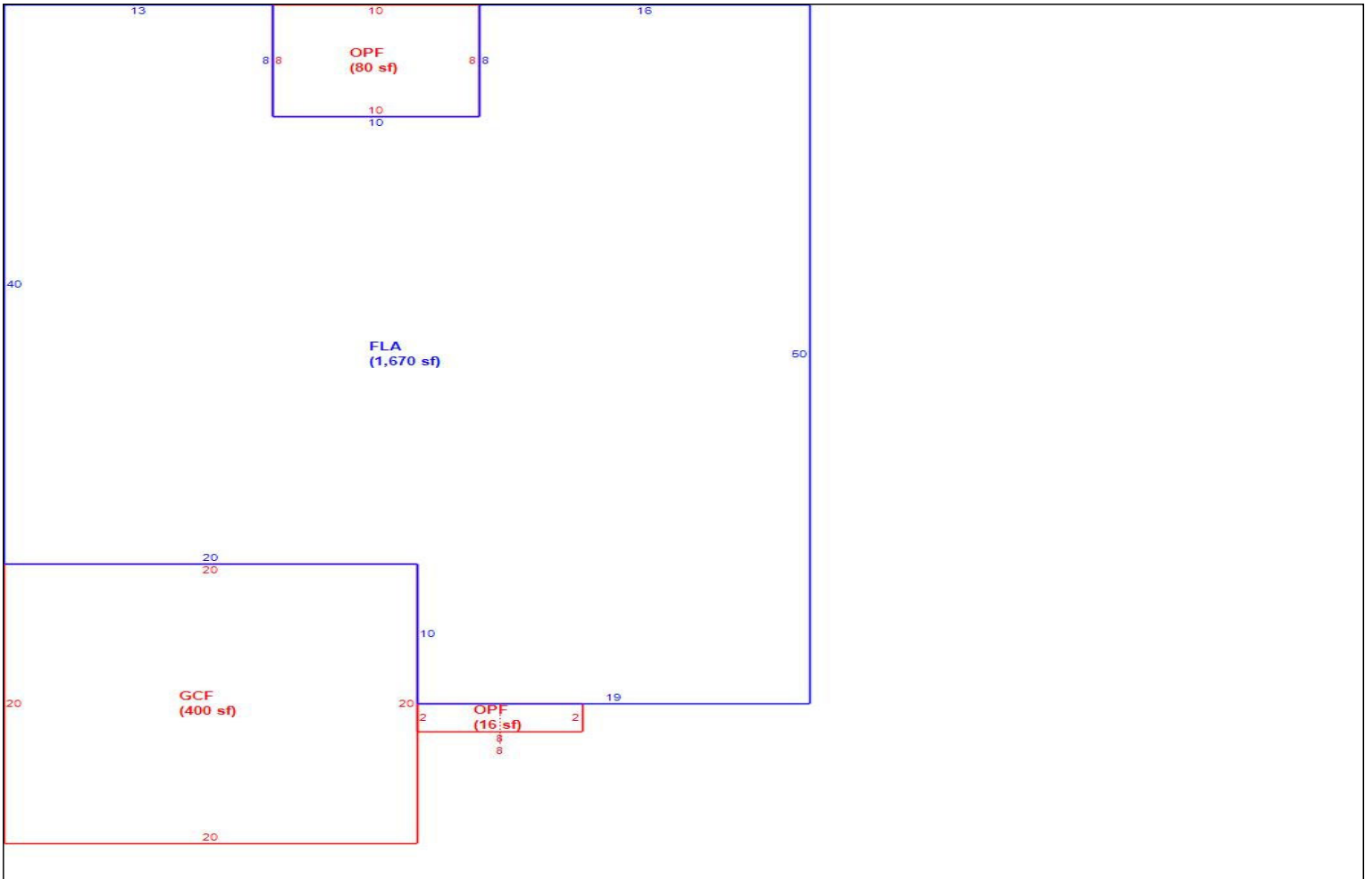
comp 3

Property Location			
Site Address	17512 SILVER CREEK CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLEAR CREEK PHASE TWO LOT 143 PB 41 PGS 9-10 ORB 6174 PG 2034

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 228,304
Deprec Bldg Value 221,455		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,670	1,670	1670	Effective Area	1670	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	109.30	Quality Grade	670	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	228,304	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
						Building RCNLD	221,455	Roof Cover	3	Type AC	03
TOTALS		1,670	2,166	1,670							

Alternate Key 3783263  
 Parcel ID 25-24-26-0305-000-14300

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

2024-1106 comp 3  
 PRC Run: 12/5/2024 By  
 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	324.00	SF	35.00	1999	1999	11340.00	85.00	9,639
PLD2	POOL/COOL DECK	436.00	SF	5.38	1999	1999	2346.00	70.00	1,642
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	1999	1999	5390.00	40.00	2,156

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	SALE	01-01-2010	02-25-2011	1	0099	CHECK VALUE	02-25-2011		
2000	9900806	11-12-1999	12-01-1999	2,250	0000	SEN			
2000	9970934	07-16-1999	12-01-1999	12,500	0000	POOL			
2000	9903215	04-05-1999	12-01-1999	86,000	0000	SFR/17512 SILVER CRK 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
2023083622	6174	2034	07-06-2023	WD	Q	01	I	445,900			
2022057517	5943	2324	04-18-2022	WD	Q	01	I	370,000			
	3876	0958	02-24-2010	WD	Q	Q	I	97,500			
	2356	0991	06-17-2003	WD	Q	Q	I	152,800			
	2356	0990	06-17-2003	QC	U	U	I	0			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	221,455	13,437	314,392	0	314392	0.00	314392	314392	307,719	

\*\*\*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.\*\*\*