



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

1789761

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 #	2024-1108	County	Lake
		Tax year	2024
		Date received	10-1-24
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>RP HOMES 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>19-22-26-0100-000-00100 757 East Ave</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"/> Property was not substantially complete on January 1 <input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <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"/> 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.			
<p>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.</p> <p>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.</p>			

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> 2024-1108	Alternate Key: 1789761	Parcel ID: 19-22-26-0100-000-00100
<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> 757 EAST AVE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> RP HOMES 3 LLC	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>	\$ 321,659	\$ 321,659
<b>2. Assessed or classified use value, *if applicable</b>	\$ 266,110	\$ 266,110
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 266,110	\$ 266,110

\*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>	1789761	1714877	3434145	1685273
<b>Address</b>	757 EAST AVE CLERMONT	293 LINDEN ST CLERMONT	590 E MINNEHAHA AVE CLERMONT	12927 LAKEVIEW AVE CLERMONT
<b>Proximity</b>				
<b>Sales Price</b>		\$375,000	\$385,000	\$382,500
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.40%	2.80%
<b>Adjusted Sale</b>		\$318,750	\$328,790	\$335,835
<b>\$/SF FLA</b>	\$212.74 per SF	\$193.06 per SF	\$204.60 per SF	\$234.03 per SF
<b>Sale Date</b>		12/18/2023	11/21/2023	5/30/2023
<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>	1,512	1,651	-6950	1,607	-4750	1,435	3850
<b>Year Built</b>	1956	1951	0	1998	0	1976	0
<b>Constr. Type</b>	Wood	BLK/Stucco	-15000	Bik/Stucco	-10000	Wood	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	1.0	1.0	0	2.0	-10000	2.0	-10000
<b>Garage/Carport</b>	N	N	0	Y	-20000	Y	-20000
<b>Porches</b>	Y	Open/Screened	-5000	Open/Screened		Opn/Scrn/Enclcd	-10000
<b>Pool</b>	N	N	0	N	0	Y	-20000
<b>Fireplace</b>	0	1	-2500	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>	City	City		City		City	
<b>View</b>	House	House		House		House	
		-Net Adj. 9.2%	-29450	-Net Adj. 13.6%	-44750	-Net Adj. 16.7%	-56150
		Gross Adj. 9.2%	29450	Gross Adj. 13.6%	44750	Gross Adj. 19.0%	63850
<b>Adj. Sales Price</b>	Market Value <b>\$321,659</b>	Adj Market Value	<b>\$289,300</b>	Adj Market Value	<b>\$284,040</b>	Adj Market Value	<b>\$279,685</b>
	Value per SF 212.74						

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.

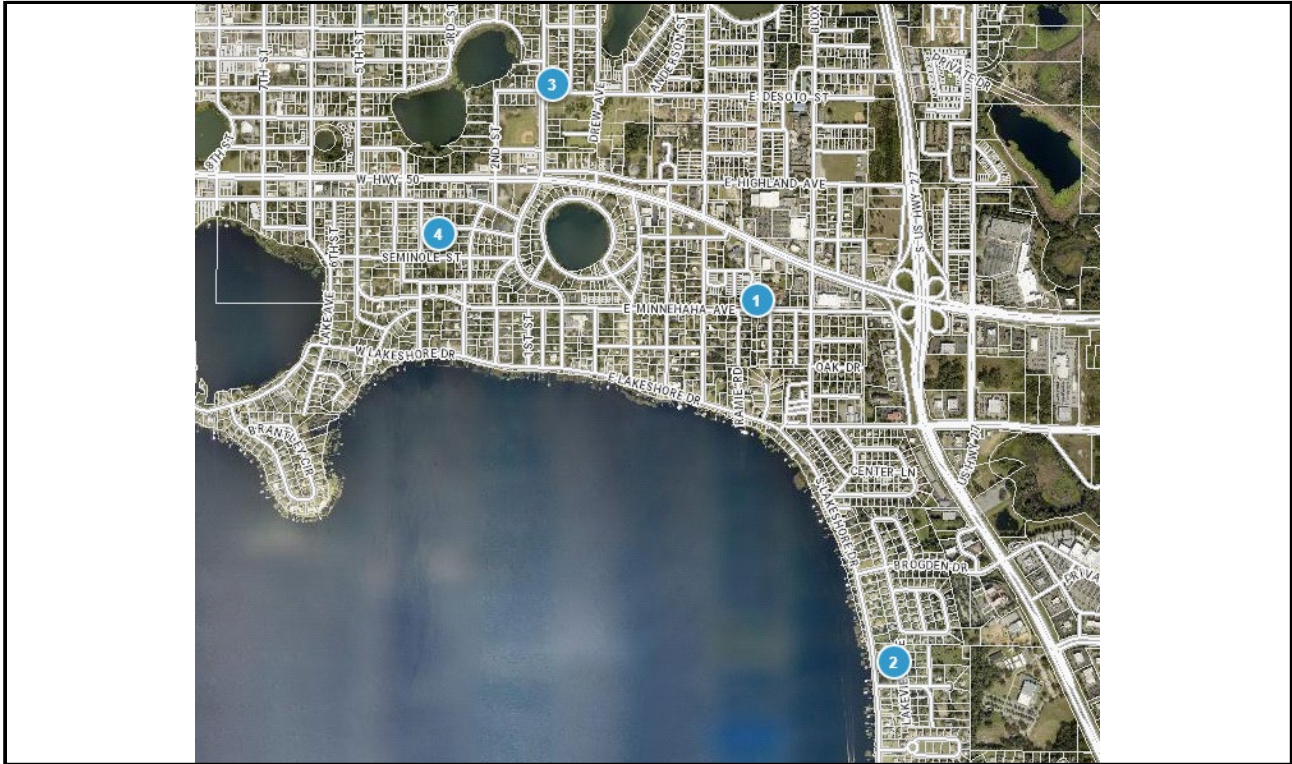
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-1108 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3434145	590 E MINNEHAHA AVE CLERMONT	0
2	comp 3	1685273	12927 LAKEVIEW AVE CLERMONT	0
3	subject	1789761	757 EAST AVE CLERMONT	-
4	comp 1	1714877	293 LINDEN ST CLERMONT	0
5				
6				
7				
8				

Alternate Key 1789761  
 Parcel ID 19-22-26-0100-000-00100

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

2024-1108 subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

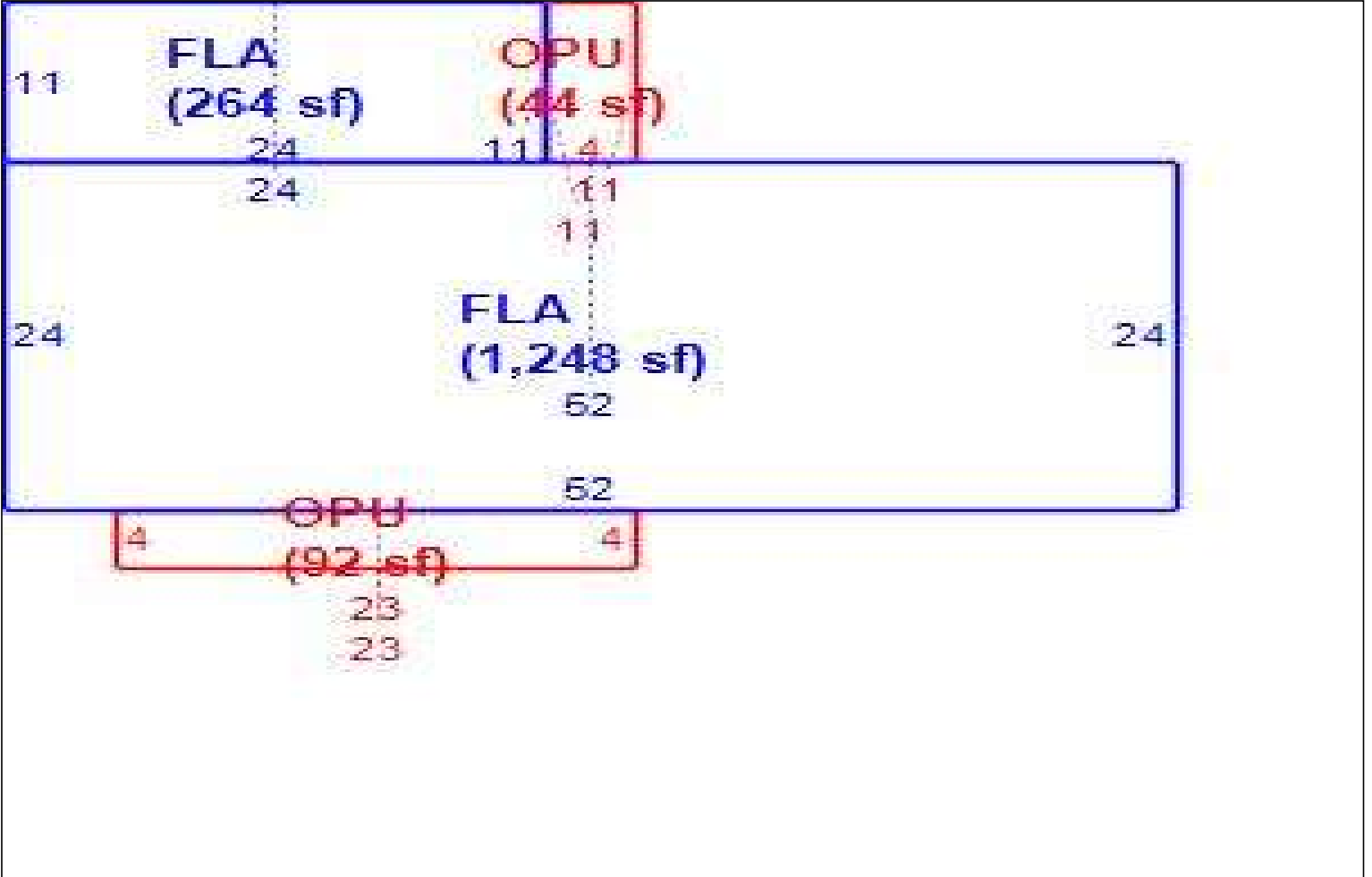
Current Owner		
RP HOMES 3 LLC		
3495 PIEDMONT RD BLDG 11 STE 300		
ATLANTA	GA	30305

Property Location			
Site Address	757 EAST AVE		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLERMONT, HILLCREST LOT 1, S 16 2/3 FT OF LOT 2 PB 8 PG 53 ORB 5873 PG 1683

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 215,319 Deprec Bldg Value 208,859 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,512	1,512	1512	1956	1512	128.17	No Stories	1.00	3
OPU	OPEN PORCH UNFINIS	0	136	0	215,319	215,319	97.00	Quality Grade	700	1
					EX	0	0	Wall Type	01	0
					% Good	0	0	Half Baths	0	6
					Functional Obsol	0	0	Heat Type	0	0
					Building RCNLD	208,859	208,859	Foundation	3	0
								Roof Cover	2	03
TOTALS		1,512	1,648	1,512				Type AC		

Alternate Key 1789761  
 Parcel ID 19-22-26-0100-000-00100

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

2024-1108 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
UBU2	UTILITY BLDG UNFINISHED	120.00	SF	6.25	2009	2009	750.00	40.00	300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	19-0269	03-06-2019	02-24-2020		1 0002	INT RENO PER SCOPE	02-24-2020		
2020	SALE	01-01-2019	02-24-2020		1 0099	CHECK VALUE	02-24-2020		
2010	200900413	04-20-2009	04-07-2010		1 0003	SHED	04-07-2010		
1997	6030641	03-01-1996	12-01-1996	10,725	0000	RESIDENTIAL ADDITIONS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022004274	5873 1683	12-28-2021	WD	Q	05	I	1,377,000					
2019095682	5331 0504	08-21-2019	WD	Q	Q	I	200,000					
2019073113	5302 1611	06-27-2019	QC	U	U	I	100					
2019025029	5245 0417	03-06-2019	QC	U	U	I	100					
2019006859	5225 0193	01-11-2019	WD	Q	Q	I	124,900					
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	
112,500	208,859	300	321,659	28939	292720	0.00	292720	321659	321,659	

**Parcel Notes**

88 NBHD CHANGED FROM 3607  
 90X CHARLES HAINES JR DECEASED 052590 DC  
 91 ADD A/C NPA MB 041392  
 97FC EPA3 FROM SPF QG FROM 375 RS 042497  
 00FC QG FROM 350 RS 072999  
 03 LOC FROM 100 FER 050203  
 04FC LOC FROM 140 ADD OPU4 NPA ADD UBU TO MISC NPA EAG FROM 3 QG FROM 400 LG 100603  
 3775/1373 ORETA B HAINES TTEE OF THE ORETA B HAINES REVC TR DTD 052109  
 09X ORETA BRINSON HAINES 88 DECEASED 053009 FL DEATH LIST  
 09TR RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED 757 EAST AVE 092309  
 3842/1380 CHARLENE FULLARD SUCC TTEE OF THE ORETA B HAINES REVC TR DTD 052109 TO CHARLENE FULLARD LE REM DOROTHY WHITMAN AND SHARON OUGHTERSON AND CHARLENE FULLARD TIC  
 3842/1380 CERTIFICATE OF TRUST EXISTENCE SHOWS CHARLENE FULLARD AS SUCC TTEE OF THE TR  
 10FC CORRECT SKETCH SCANNED FLA FROM 1264SF OPF2 TO OPU ROOF COVER FROM 3 HEAT TYPE FROM 1 HEAT SRC FROM 0 UBU BASE YR FROM 1997 UBU WAS REPLACED SIZE FOR SIZE CRA 040710  
 5185/1843 CHARLENE HAINES FULLARD 66 DECEASED 010918 DC  
 18TR ATTEMPTED NOT KNOWN PO BOX 120602 CLERMONT FL 34712 0602 DB 083018  
 5190/709 LETTERS OF ADMIN FOR EST OF CHARLENE HAINES FULLARD APPOINTS RACHAEL L BERRY PR  
 5223/773 RACHAEL L BERRY INDIV AND AS PR FOR EST OF CHARLENE FULLARD AND CHARLES RYAN FULLARD AND JESSICA REAGAN LEAKE AND RAINA JOY FULLARD AND DOROTHY WHITMAN AND SHARON OUGHTERSON TO GOLD LABLE HOLDINGS LLC  
 5225/193 GOLD LABEL HOLDINGS LLC TO DVA1 LLC  
 5245/417 DVA1 DANIEL WARD PRESIDENT DEEDS TO DANIEL E WARD  
 19X COURTESY HX CARD SENT 032219  
 5302/1611 DANIEL E WARD TO DVA1 LLC

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Alternate Key 1714877  
 Parcel ID 25-22-25-1000-016-00700

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

2024-1108 comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

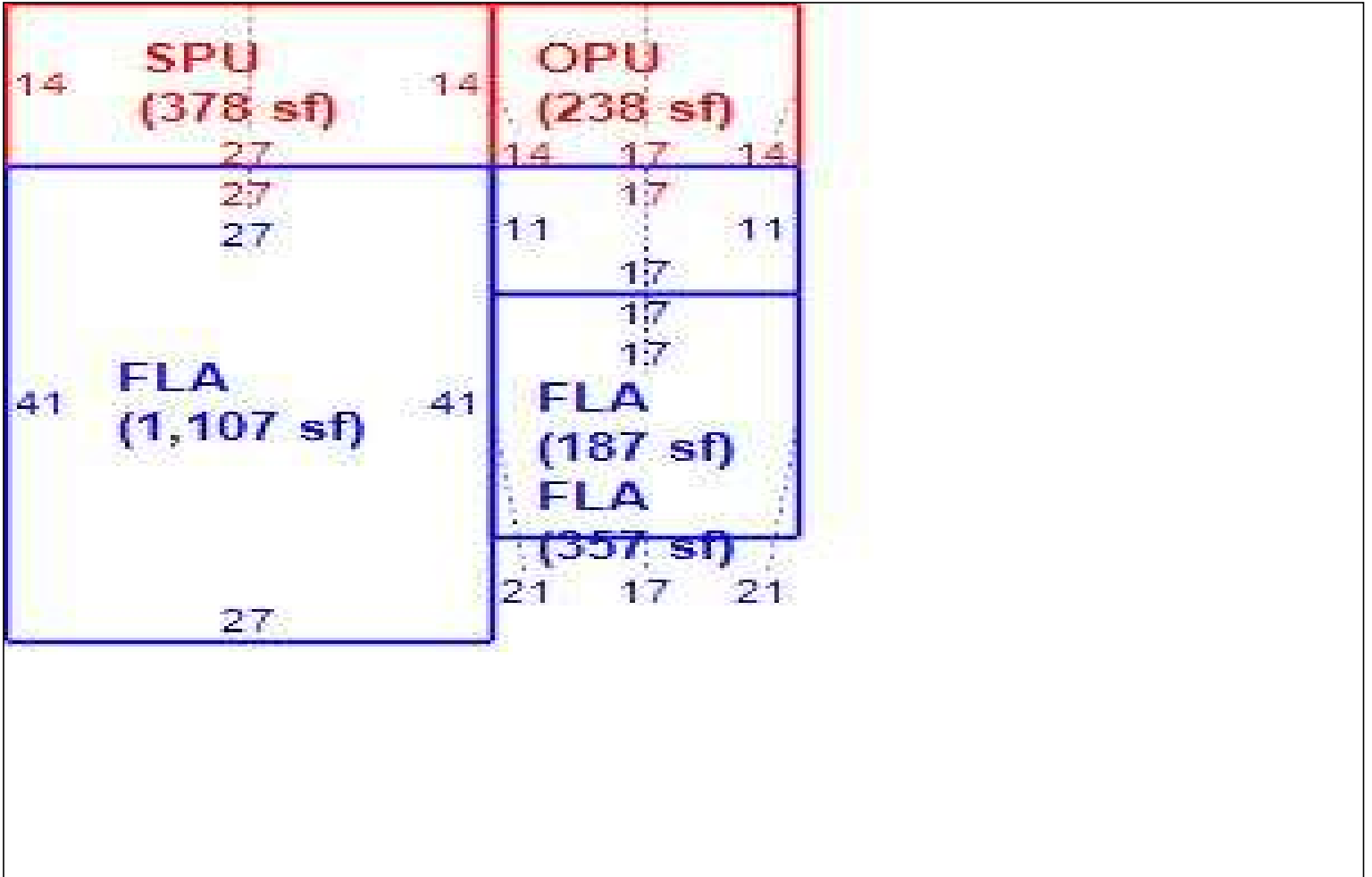
Current Owner		
SCOTTEN BETSY L AND JACK E HALL		
293 LINDEN ST		
CLERMONT	FL	34711

Property Location			
Site Address 293 LINDEN ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0580
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-20-201

**Legal Description**  
 CLERMONT, SUNNYSIDE UNIT LOTS 7, 8, BLK 16 PB 8 PG 66 ORB 6261 PG 1291

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	30,000.00	0.0000	3.00	1.500	1.000	0	135,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		135,000		
Classified Acres		0		Classified JV/Mkt		135,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 210,519 Deprec Bldg Value 193,677 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,651	1,651	1,651	1951	1651	112.57	No Stories	1.00	Full Baths	1
OPU	OPEN PORCH UNFINIS	0	238	0	210,519		92.00	Quality Grade	675	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	378	0	EX		0	Wall Type	03	Heat Type	6
TOTALS		1,651	2,267	1,651	Functional Obsol		0	Foundation	1	Fireplaces	1
					Building RCNLD	193,677		Roof Cover	3	Type AC	03



Alternate Key 1714877  
 Parcel ID 25-22-25-1000-016-00700

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

2024-1108 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	
2017	SALE	01-01-2016	04-20-2017	1	0099	CHECK VALUE SEE NOTES	04-20-2017		
2016	SALE	01-01-2015	03-29-2016	1	0099	CHECK VALUE	03-29-2016		
2006	2005061438	06-28-2005	03-28-2006	6,100	0000	SEN 12X27			
2005	SALE	01-01-2004	06-07-2005	1	0000	CHECK VALUE			
1988	12685	08-01-1987	12-01-1987	1,500	0000	DECK			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023155481	6261 1291	12-18-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000	
2016027273	4753 1937	03-07-2016	WD	Q	Q	I	157,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4692 0471	10-02-2015	WD	Q	Q	I	70,000					
	2557 1553	04-23-2004	WD	Q	Q	I	118,000					
	1506 0886	03-01-1997	WD	Q	Q	I	76,500					
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	
135,000	193,677	0	328,677	0	328677	50,000.00	278677	303677	328,677	

**Parcel Notes**

87 ADD OPU4 ADD FPL CPF4 TO FLA NPA MB 042588  
 88 NBHD CHANGED FROM 3790  
 01FC EAG FROM 4 RS 062100  
 03FC LOC LL1 LL2 FROM 100 EAG FROM 3 QG FROM 400 DN 071002  
 2557/1553 JEFFREY P & DELLA T BARRETT TO THOMAS M HODGE UNMARRIED  
 05FC LOCKED GATE & BEWARE OF DOGS CHG QG FROM 500 ADD MISC JSB 060705  
 06FC CORRECT OPU4 ADD SPU5 JSB 032806  
 12X RENEWAL CARD RETURNED WITH ADDRESS OF PO BOX 120102 CLERMONT 34712  
 12FCL QG FROM 565 DN 052212  
 14X THOMAS HODGE RENEWAL CARD RETURNED WITH ADDR OF 114 W SILVERTON ST CLERMONT FL 34715 CMD 020614  
 14FCL EAG FROM 3 DN 052114  
 4692/471 THOMAS M HODGE TO HUNTER'S TRACE LLC  
 4753/1937 HUNTER'S TRACE LLC TO CHRISTINE M NOTARTOMASO  
 16FC VERY NICE BRICK SFR NEWER ROOF SALE IS VERY LOW ALSO SALE WAS TO AN LLC SCF2 TO FLA2 DELETE 2005 UBF OF 240SF AND 120SF IN MISC PER MLS G4808834 SCANNED SALE WAS A SHORT SALE MHS 032916  
 16X COURTESY HX CARD SENT 042116  
 16 PER MLS G4823318 SFR HAS A TOTAL REMODEL INFO SCANNED CK BACK OF SFR FOR OPU DN 060216  
 17X COURTESY HX CARD SENT 122216  
 17FC SFR IS IN GOOD COND QG FROM 575 COND FROM 2 SEE 16 MLS NOTES MHS 042017  
 21 MAILING ADDR CHGD FROM 18927 3RD AVE CLERMONT FL 34711 INFO SCANNED CS 081621  
 6261/1291 CHRISTINE M NOTARTOMASO TO BETSY L SCOTTEN SINGLE AND JACK EDWARD HALL SINGLE JTWR0S  
 24CC EFILE HX APP CP 013124

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Alternate Key 3434145  
 Parcel ID 30-22-26-0500-000-02300

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

2024-1108 comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

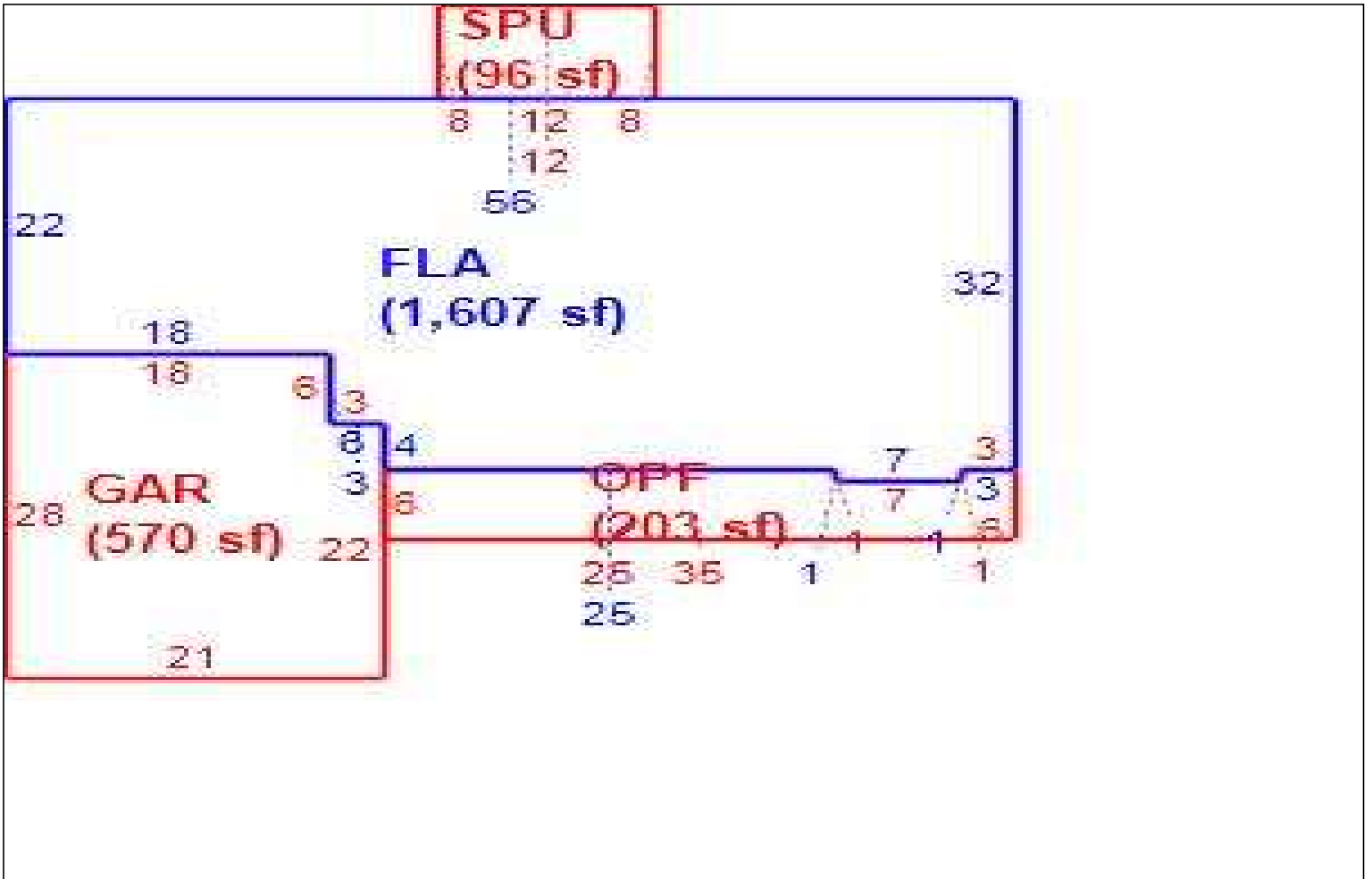
Current Owner		
KAY VONDA		
590 E MINNEHAHA AVE		
CLERMONT	FL	34711

Property Location		
Site Address 590 E MINNEHAHA AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 4376
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-18-202

**Legal Description**  
 CLERMONT, FAIRVIEW PLACE E 77 FT OF FOLLOWING DESCRIBED PARCEL: S 105 FT OF PART OF LOT 23, W 1/2 OF S 105 FT OF CLOSED STRICKLING ST PB 9 PG 6 ORB 6250 PG 141

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	208,443		Deprec Bldg Value 191,768
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	1,607	1,607	1607	1998	1607	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	570	0			Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	203	0			Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	96	0			Foundation	3	Fireplaces	0
TOTALS		1,607	2,476	1,607			Building RCNLD	191,768	Roof Cover	3
									Type AC	03

Alternate Key 3434145  
 Parcel ID 30-22-26-0500-000-02300

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

2024-1108 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
1999	9821351	02-01-1998	12-31-1998	92,274	0000	SFR/590 E MINNEHAHA AVE		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146189	6250 0141	11-21-2023	WD	Q	01	I	385,000				
2021013974	5633 0015	01-29-2021	WD	Q	01	I	270,000				
	1785 0347	01-07-2000	WD	U	U	I	43,500				
	1586 0897	02-17-1998	WD	Q	Q	V	23,000				
	1318 1739	01-01-1993	AD	Q	Q	I	19,900				
<b>Total</b>											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
60,000	191,768	0	251,768	0	251768	0.00	251768	251768	251,768

**Parcel Notes**

1586/896 ALAN J & MARY E GREEN TO ALBERT A & LAVERNE M RUONA HW  
 1586/897 BARBARA L STARK TO ALBERT A & LAVERNE M RUONA  
 1785/347 ALBERT A & LAVERNE M RUONA TO JASON R RUONA  
 01FC LOC FROM 150 QG FROM 500 RS 062100  
 15 QG FROM 550 EAG FROM 1 LOC FROM 140 CRA 060415  
 19IT LOC FROM 134 MHS 052919  
 5633/15 JASON R & ALLISON RUONA TO LINDSEY CAPRIA SINGLE AND JOE ZEIGER SINGLE JTWROS  
 21X COURTESY HX CARD SENT 031921  
 22CC EFILE HX APP NT 121021  
 6250/141 LINDSEY CAPRIA AND JOE SEIGER TO VONDA KAY

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Alternate Key 1685273  
 Parcel ID 31-22-26-0800-00A-00300

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

2024-1108 comp 3  
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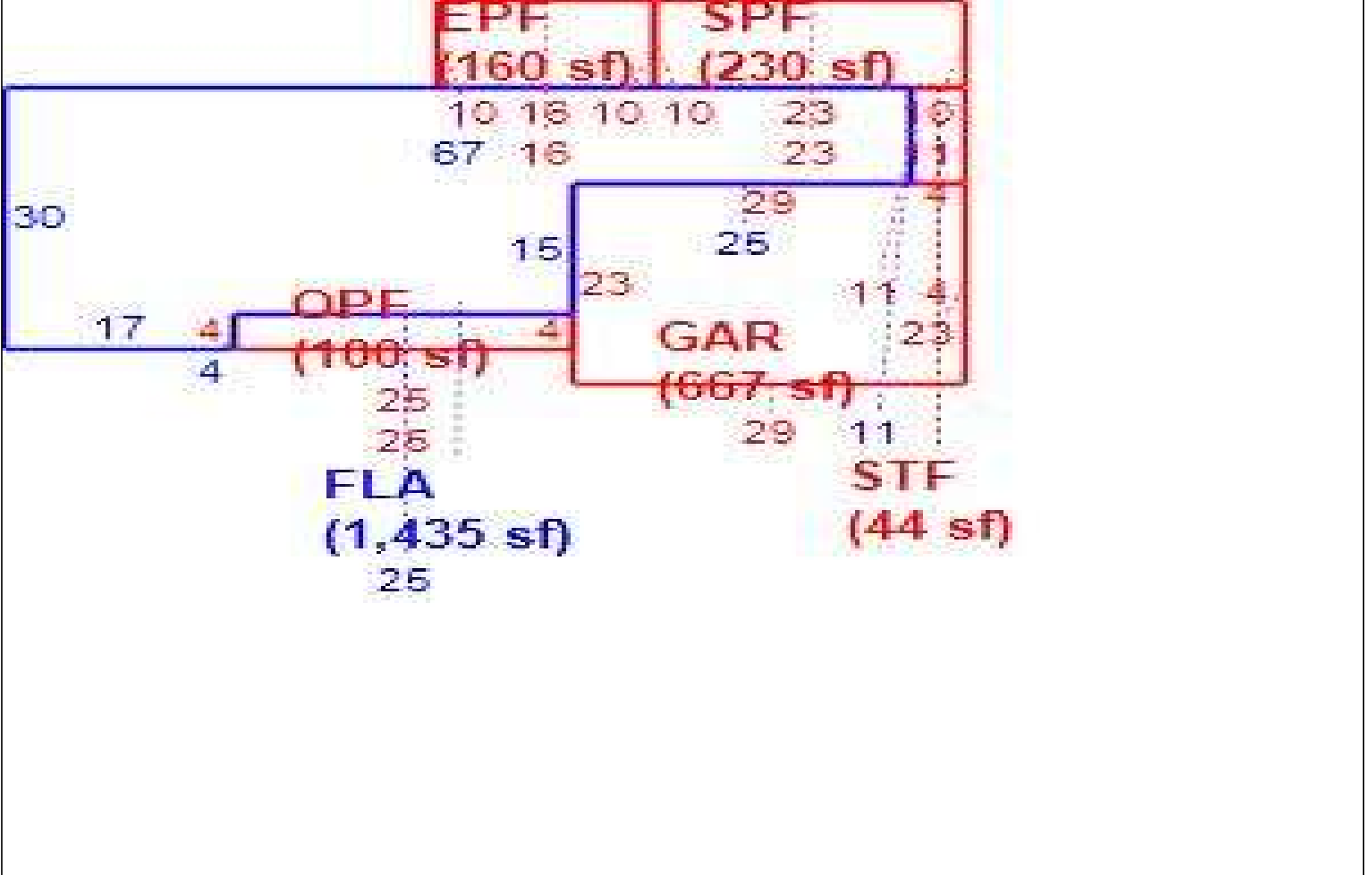
Current Owner		
PRINCE TERESA		
12927 LAKEVIEW AVE		
CLERMONT	FL	34711

Property Location		
Site Address 12927 LAKEVIEW AVE		
CLERMONT FL 34711		
Mill Group 0003	NBHD 4522	
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 04-22-202

**Legal Description**  
 SUNSET RIDGE LOT 3, BLK A PB 14 PG 63 ORB 6155 PG 2439

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	100,000.00	0.0000	1.16	1.000	1.000	0	116,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		116,000		
Classified Acres		0		Classified JV/Mkt		116,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 164,670 Deprec Bldg Value 151,496 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	2	
EPF	ENCLOSED PORCH FIN	0	160	0	1976						
FLA	FINISHED LIVING AREA	1,435	1,435	1,435	Effective Area	1435	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	667	0	Base Rate	84.84	Quality Grade	635	Half Baths	0	
OPE	OPEN PORCH FINISHE	0	100	0	Building RCN	164,670	Wall Type	01	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	230	0	Condition	EX	Foundation	3	Fireplaces	0	
STF	STORAGE ROOM FINIS	0	44	0	% Good	92.00	Roof Cover	3	Type AC	03	
TOTALS		1,435	2,636	1,435	Functional Obsol	0					
					Building RCNLD	151,496					

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Miscellaneous Features									
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Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	1999	1999	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	281.00	SF	5.38	1999	1999	1512.00	70.00	1,058
SEN2	SCREEN ENCLOSED STRUCTURE	1528.00	SF	3.50	1999	1999	5348.00	40.00	2,139
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1999	1999	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023080252	08-14-2023	04-22-2024	4,022	0002	REPL WINDOWS 6	04-22-2024		
2006	2005050393	05-09-2005	06-12-2006	7,800	0000	REROOF			
2000	9980740	08-12-1999	03-13-2000	2,450	0000	35X20 SEN			
2000	9961299	06-18-1999	03-13-2000	20,965	0000	POOL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023067843	6155	2439	05-30-2023	WD	Q	01	I	382,500	039	HOMESTEAD	2024	25000
	4615	0885	04-14-2015	WD	Q	Q	I	164,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1518	2219	05-01-1997	WD	Q	Q	I	107,000				
	1203	0921	12-01-1992	WD	Q	Q	I	75,000				
	0838	0075	04-01-1985	WD	Q	Q	I	75,500				
<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	
116,000	151,496	18,692	286,188	0	286188	50,000.00	236188	261188	286,188	

**Parcel Notes**

00FC ADD MISC QG FROM 350 RS 031300  
 03 LOC FROM 1.00 & COND FROM 2 FER 041003  
 04 LOC FROM 140 FER 022604  
 04FC QG FROM 450 JMK 060304  
 06 LOC FROM 165 JSB 061306  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 4615/885 TIMOTHY J & LISAA SMITH TO ORRIN DONLEY SINGLE  
 15X COURTESY HX CARD SENT 052115  
 16X COURTESY HX CARD SENT 012716  
 16X 2017 HX APP RECD 030416  
 16CC RECD LATE FILE WAIVER DB 071216  
 21WEB BEDS FROM 3 CHG WALL TYPES FROM 02 PER OWNER AND OLD LISTING TJW 070720  
 6155/2439 ORRIN DONLEY TO TERESA PRINCE SINGLE  
 24CC EFILE HX APP CP 020124  
 24X SPOKE TO ASHLEE IN RUTHERFORD CO ASSESSORS OFFICE NO EXEMPTIONS FOR TERESA ON PROPERTY OWNED THERE KCH 041724  
 24FCL SFR GOOD COND SFR HAS NEW NEW WINDOWS TDS 042224

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