

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 39/0848

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.

incorporated, by reference, in Rule 12D-16.002, Florida Administi	
COMPLETED BY CLERK OF THE VAL	UE ADJUSTMENT BOARD (VAB)
Petition# 3034-//24 County Lake	Tax year 2024 Date received / O . / · 24
COMPLETED BY T	EPETITIONER SECTION AND ADDRESS OF THE PETITION ADDRESS OF THE PET
PART 1. Taxpayer Information	
Taxpayer name: SFR JV-HD TL BORROWER A LLC	Representative: Ryan, LLC c/o Robert Peyton
	Parcel ID and physical address or TPP account # 14345 Hidden Court
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible	e, I prefer to receive information by 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I have attack documents that support my statement.	hed a statement of the reasons I filed late and any
☐ I will not attend the hearing but would like my evidence consider your evidence to the value adjustment board clerk. Florida law al evidence. The VAB or special magistrate ruling will occur under	llows the property appraiser to cross examine or object to your
Type of Property Res. 1-4 units Industrial and miscellaneou Commercial Res. 5+ units Agricultural or classified use	High-water recharge Historic, commercial or nonprofit 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) ✓ Denial of classification ☐ Parent/grandparent reduction ☐ 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.)) ☐ Refund of taxes for catastrophic event 	Denial of exemption Select or enter type: Denial for late filing of exemption or classification (Include a date-stamped copy of application.) 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.)
Check here if this is a joint petition. Attach a list of units, par determination that they are substantially similar. (s. 194.011) Enter the time (in minutes) you think you need to present your by the requested time. For single joint petitions for multiple unit group.	1(3)(e), (f), and (g), F.S.) r case. Most hearings take 15 minutes. The VAB is not bound ts, parcels, or accounts, provide the time needed for the entire
My witnesses or I will not be available to attend on specific of You have the right to exchange evidence with the property appraise evidence directly to the property appraiser at least 15 days before appraiser's evidence. At the hearing, you have the right to have you have the right, regardless of whether you initiate the evidence of your property record card containing information relevant to the information redacted. When the property appraiser receives the property or notify you how to obtain it online.	e the hearing and make a written request for the property witnesses sworn. ce exchange, to receive from the property appraiser a copy a computation of your current assessment, with confidential

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 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of th AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR the taxpayer's authorized I am an uncompensated representative filing this petition A the taxpayer's authorization is attached OR the taxpayer is recappraiser or tax collector. Under penalties of perjury, I declare that I am the owner's authorized in it are true. Signature, representative	rements of Part II of Chapter 709, F.S., zed signature is in part 3 of this form. ND (check one) er's authorized signature is in part 3 of quired for access to confidential informations.	es listed in part 4 above executed with the this form. ation from the property filing this petition and of
PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of th AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authorized. I am an uncompensated representative filing this petition A the taxpayer's authorization is attached OR the taxpayer is recappraiser or tax collector. Under penalties of perjury, I declare that I am the owner's authorized process under s. 194.011(3)	rements of Part II of Chapter 709, F.S., zed signature is in part 3 of this form. ND (check one) er's authorized signature is in part 3 of quired for access to confidential informations.	es listed in part 4 above executed with the this form. ation from the property filing this petition and of
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PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of th AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authorized I am an uncompensated representative filing this petition A the taxpayer's authorization is attached OR I the taxpayer's	rements of Part II of Chapter 709, F.S., zed signature is in part 3 of this form. ND (check one) er's authorized signature is in part 3 of	es listed in part 4 above executed with the this form.
PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of th AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR In the taxpayer's authorized I am an uncompensated representative filing this petition A	rements of Part II of Chapter 709, F.S., zed signature is in part 3 of this form.	es listed in part 4 above executed with the
PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of th AND (check one) Attached is a power of attorney that conforms to the requir taxpayer's authorized signature OR the taxpayer's authorized signature.	rements of Part II of Chapter 709, F.S., zed signature is in part 3 of this form.	es listed in part 4 above
PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of th AND (check one) Attached is a power of attorney that conforms to the require	rements of Part II of Chapter 709, F.S.,	es listed in part 4 above
PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not list I am a compensated representative not acting as one of the	·	
PART 5. Unlicensed Representative Signature	ed in part 4 above.	Date
		Date
orginataro, roprosontativo		Date
Signature, representative	Print name	Date
Robert L. Peyton	Robert Peyton	9/10/2024
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read	this petition and of becoming an agen	nt for service of process
Under penalties of perjury, I certify that I have authorization to	file this petition on the taxpaver's beha	alf, and I declare that I
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential information	tion from the property
A Florida certified public accountant licensed under Chapte	·	
A Florida real estate broker licensed under Chapter 475, F	lorida Statutes (license number).
A Florida real estate appraiser licensed under Chapter 475	5, Florida Statutes (license number - R	RD6182).
A Florida Bar licensed attorney (Florida Bar number		
An employee of	(taxpayer or an affiliated er	ntity).
I am (check any box that applies):		
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	s employee or you are one of the follo	wing licensed
PART 4. Employee, Attorney, or Licensed Professional Sign	nature	
Signature, taxpayer	Print name	Date
	,,,	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
collector. I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the	any confidential information related to t	
Written authorization from the taxpayer is required for access t collector. I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the	to confidential information from the propagators of the confidential information related to the confidential information from the propagators are confidential information from the propagator are confidential information from the propagators are c	perty appraiser or tax
collector. I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the	on for representation to this form. to confidential information from the property confidential information related to the conf	

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	IDENTIA	L			
Petition #		2024-1124		Alternate K	ey: 3910848	Parcel I	D: 09-23-26-001 0)-000-06500
Petitioner Name The Petitioner is: Other, Explain:	Rya Taxpayer of Rec	n,llc c/o Pey cord ☑ Taxı	ton payer's agent	Property Address		IIDDEN CT RMONT	Check if Mult	iple Parcels
Owner Name	SFR jv-1	2021-1 borr	ower IIc	Value from TRIM Notice		e Board Action ted by Prop Appr	I value aller b	oard Action
1. Just Value, req	uired			\$ 382,43	30 \$	382,43	0	
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 382,43	30 \$	382,43	0	
3. Exempt value,				\$	-			
4. Taxable Value,				\$ 382,43	30 \$	382,43	0	
*All values entered		v taxable va	lues. School and			· ·	<u>- </u>	
Last Sale Date	11/3/2021		:e: \$385		✓ Arm's Length	-	Book <u>5833</u> Pa	age <u>1724</u>
ITEM	Subje	ct	Compara	ıble #1	Compara	ble #2	Comparat	ole #3
AK#	391084		39107		38062		379539	
Address	14345 HIDD CLERMO		10113 GRAN CLERM		10010 CREN CLERM		9838 CRENSI CLERMO	
Proximity			same	sub	.14 m	iles	.38 mile	
Sales Price			\$485,0		\$480,0		\$475,00	
Cost of Sale			-159		-159		-15%	
Time Adjust			1.20		2.80		0.80%	
Adjusted Sale	#004.04 ···	OF	\$418,0		\$421,4		\$407,55	
\$/SF FLA	\$201.81 p	er SF	\$178.82	•	\$183.71		\$200.57 p	
Sale Date Terms of Sale			9/27/2 Arm's Length	Distressed	5/25/2 Arm's Length	Distressed	10/16/20	Distressed
Territs of Sale			Aill's Length	Distressed	Ailli's Leligili	Distressed	V Alli's Leligili	Distressed
Value Adi	Description		Description	Adimeter	Description	A diverse and	Description	Adiustosont
Value Adj. Fla SF	Description 1,895		Description 2,338	-22150	Description 2,294	Adjustment -19950	Description 2,032	-6850
Year Built	2018		2020	-22130	2001	-19950	2000	-0000
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	
Condition	good		good		good		good	
Baths	2.0		3.0	-10000	2.1	-5000	2.0	
Garage/Carport	2 car		2 car		2 car		2 car	
Porches	360 sf		24 sf		331 sf		321 sf	
Pool	N		N	0	N	0	Υ	-20000
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	no		no		no		no	
Site Size	lot		lot		lot		lot	
Location	good		good		good		good	
View	good		good		good		good	
			-Net Adj. 7.7%	-32150	-Net Adj. 5.9%	-24950	-Net Adj. 6.6%	-26850
			Gross Adj. 7.7%	32150	Gross Adj. 5.9%	24950	Gross Adj. 6.6%	26850

\$385,920

Adj Market Value

\$396,490

Adj Market Value

\$380,700

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$382,430

201.81

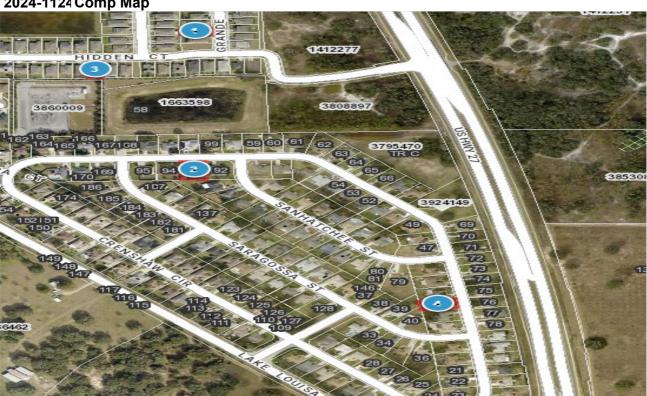
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 11/19/2024

2024-1124 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3910848	14345 HIDDEN CT CLERMONT	same sub
2	comp 1	3910791	10113 GRANDE LOOP CLERMONT	same sub
3	comp 2	3806298	10010 CRENSHAW CIR CLERMONT	.14 miles
4	comp 3	3795391	9838 CRENSHAW CIR CLERMONT	.38 miles
5				
6				
7				
8				

Alternate Key 3910848 Parcel ID 09-23-26-0010-000-06500

Parcel ID 09-23-26-0010-000-06500

Current Owner

SFR JV-HD TL BORROWER A LLC

C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100

TUSTIN CA 92780

LCPA Property Record Card Roll Year 2024 Status: A

subject

2024-1124 Subject PRC Run: 12/5/2024 By mshariff Card # 1 of 1

Property Location

Site Address 14345 HIDDEN CT

CLERMONT FL 34711

Mill Group 0003 NBHD 2267

Property Use Last Inspection
00100 SINGLE FAMILY MHS 01-25-201

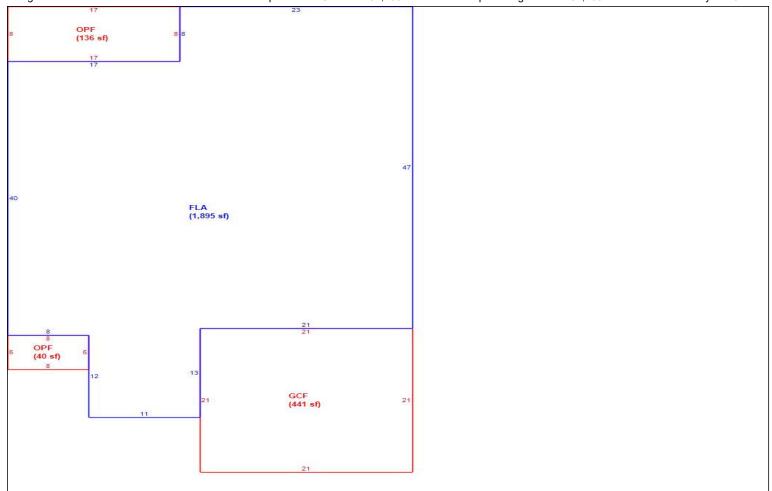
Legal Description

LOUISA GRANDE PB 70 PG 1-4 LOT 65 ORB 6106 PG 1184

Lan	d 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	1.00	1.000	1.000	0	100,000
Total Acres 0.00 JV/Mk				JV/Mkt 0			Tota	l Adj JV/Mk	ct		100,000	
					Classified JV/Mkt 10	0.000		Classified	d Adi .IV/Mk	ct		0

 Sketch

 Bldg 1 Sec 1 of 1
 Replacement Cost 291,165
 Deprec Bldg Value 282,430
 Multi Story 0



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,895	1,895	1895	Effective Area	1895				
GAR	GARAGE FINISH	0	441	0	Base Rate	127.89	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	176	0	Building RCN	291,165	Quality Grade	695	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,895	2,512	1,895	Building RCNLD	282,430	Roof Cover	3	Type AC	03

Alternate Key 3910848 Parcel ID 09-23-26-0010-000-06500

LCPA Property Record Card Roll Year 2024 Status: A

2024-1124 Subject
PRC Run: 12/5/2024 By mshariff
Card # 1 of 1

of 1 Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Type Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date SFR FOR 2019 NO PERMIT 01-01-2018 01-25-2019 0001 01-28-2019 2019 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2023028224 6106 1184 02-22-2023 U 100 11 2021145582 0558 10-13-2021 WD 345,300 5819 Q 01 2021123495 5789 0604 09-03-2021 WD U 37 370,000 2019073044 1245 06-25-2019 WD Q 271,000 5302 Q 0.00 Total Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100,000	282.430	0	382.430	0	382430	0.00	382430	382430	298.615

^{***}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 3910791

Parcel ID 09-23-26-0010-000-00800

Current Owner DEL AGUA VICTORIA S & LAURO F

10113 GRANDE LOOP

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-1124 Comp 1 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 10113 GRANDE LOOP

Mill Group

CLERMONT FL 34711 2267 0003 NBHD

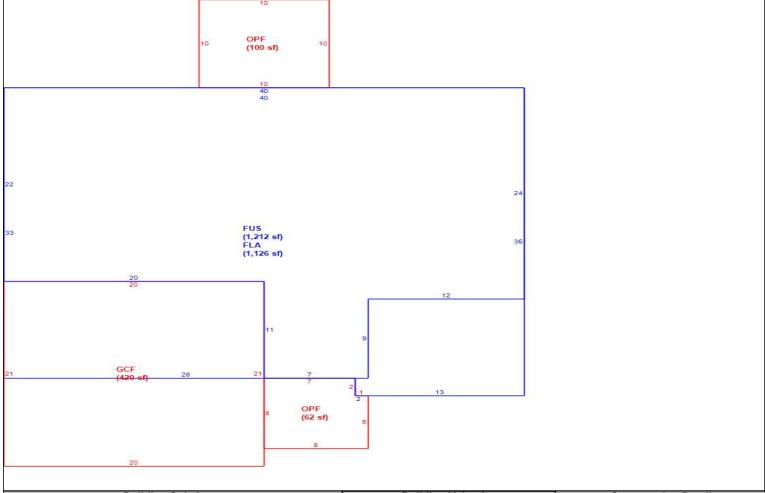
Property Use Last Inspection 00100 SINGLE FAMILY MHS 10-22-202

Legal Description

LOUISA GRANDE PB 70 PG 1-4 LOT 8 ORB 6227 PG 2290

Lan	d 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	1.00	1.000	1.000	0	100,000
		Total A	cres	0.00	JV/M	kt 0			Tota	l Adj JV/MI	ct	l l	100,000
	Cla	Classified Acres 0 Classified JV/					0,000		Classified	d Adj JV/MI	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 270,380 Deprec Bldg Value 270,380 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	1,126	1,126	1126	Effective Area	2338					
FUS	FINISHED AREA UPPER	1,212	1,212	1212	Base Rate	95.77	No Stories	2.00	Full Baths	3	
GAR	GARAGE FINISH	0	420	0		270,380	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	162	0	Building RCN	•	Quality Grade	670	i iaii baliis	١	
					Condition	VG	Wall Type	03	Heat Type	6	
					% Good	100.00		00		Ĭ	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS 2,338 2,920 2,338		2,338	Building RCNLD	270,380	Roof Cover	3	Type AC	03		

Alternate Key 3910791 Parcel ID 09-23-26-0010-000-00800

LCPA Property Record Card Roll Year 2024 Status: A

2024-1124 Comp 1 PRC Run: 12/5/2024 By

Card # 1 of 1

Parcell	D 09-23-	26-001	10-000-0	JUBUU		Rol	II Yea	r 202	24 Sta	atus: A			Card #	1 (of 1
									laneous F						
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Code		Descrip	otion		Uni	its	Type	 0	nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	· Value
					<u> </u>										
Roll Yea	n Damesi	UD T	Janua Di	-t- C	·) - 4 -	Λ		ilding Per	mits	Danami	-4:	I Davison D) - t - C)O D-4-
	r Permii 20200302		Issue Da 03-25-20		omp D 0-22-2			ount 289,00	Type 00 0001	SFR 10113 (Descri		Review D		O Date
2021	20200302	203	03-23-20)20 1	0-22-2	020		209,00	50 0001	JOEK IUIIS	SKANDE	LOOP	10-20-20	120	
				Sales I	nforma	ation						Exe	mptions		
Instru	ment No	Bool	k/Page	Sale [Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2023	127677	6227	2290	09-27-	2023	WD	Q	01		485,000	003	DISABILITY VET		2024	
	107492	5551	1124	09-25-		WD	Q	03	1	295,400	039	HOMESTE		2024	
											059	ADDITIONAL HOM	IESTEAD	2024	25000
		1											Total		55,000.00
								Va	lue Sumn	nary					
										_			0.1-		
Land Va	alue Bldo	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	ious Valu

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100.000	270.380	0	370.380	0	282670	55.000.00	227670	252670	328.013

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Alternate Key 3806298

Parcel ID 16-23-26-1210-000-09300

Current Owner FOX JAMES R & BIRGIT M

10010 CRENSHAW CIR

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp 2

2024-1124 Comp 2 12/5/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 10010 CRENSHAW CIR CLERMONT FL 34711

Mill Group 0003 NBHD 0582

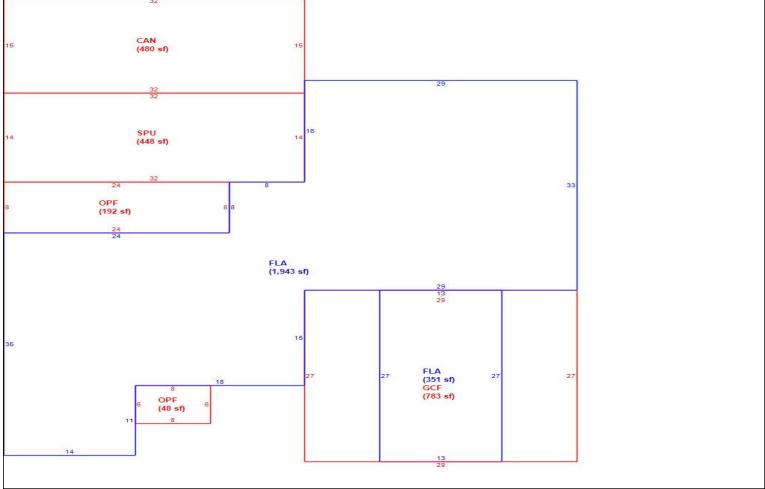
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

LOUISA POINTE PHASE III SUB LOT 93 PB 45 PGS 12-13 ORB 6151 PG 1688

Lan	d 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	1.00	1.000	1.000	0	100,000
Total Acres 0.00 JV/Mk				JV/Mkt 0			Tota	l Adj JV/Mk	ct		100,000	
					Classified JV/Mkt 10	0.000		Classified	d Adi .IV/Mk	ct		0

Sketch Bldg 297,127 Deprec Bldg Value 288,213 Multi Story 1 Sec 1 of 1 Replacement Cost



	Building S	Sub Areas			Building Valuation)	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,294	2,294	2294	Effective Area	2294				
GAR	GARAGE FINISH	0	783	0		102.13	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	240	0	Building RCN	297,127	Quality Grade	665	Half Baths	1
	PATIO UNCOVERED	0	480	0		•	Quality Oraco	003	riaii Batilo	'
SPU	SCREEN PORCH UNFIN	0	448	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	"	•	,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 2,2		4,245	2,294	Building RCNLD	288,213	Roof Cover	3	Type AC	03

Alternate Key 3806298 Parcel ID 16-23-26-1210-000-09300

LCPA Property Record Card Roll Year 2024 Status: A

2024-1124 Comp 2 PRC Run: 12/5/2024 By

Card # 1 of 1

*Only the first 10 records are reflected below												
•												
%Good	Apr Value											
0.00 60.00	1,848											
	1 .,											
	%Good 080.00 60.00											

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2005	2003100061	10-01-2004	01-26-2004	4,411	0000	14X32 SCRN RM							
2004	2003080178	08-06-2003	01-26-2004	1,735	0000	CONC SLABS/EXTEND DRIVEWAY							
2002	0130896	04-02-2001	03-07-2002	142,428	0000	SFR/10010 CRENSHAW							

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023064657 2019135451	6151 5381 1969 1919	1688 1750 2462 1101	05-25-2023 11-21-2019 06-29-2001 03-14-2001	WD WD WD WD	Q Q Q U	01 Q Q M	 	480,000 300,000 140,800 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
												50,000.00
						Val	ua Summ	211/				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100.000	288 213	1 848	390 061	0	390061	50 000 00	340061	365061	381 338

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Alternate Key 3795391

Parcel ID 16-23-26-1205-000-04300

Current Owner TIM & SALLY MORSE TRUST

9838 CRENSHAW CIR

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

2024-1124 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 9838 CRENSHAW CIR **CLERMONT** FL 34711

Mill Group 0003 NBHD 0582

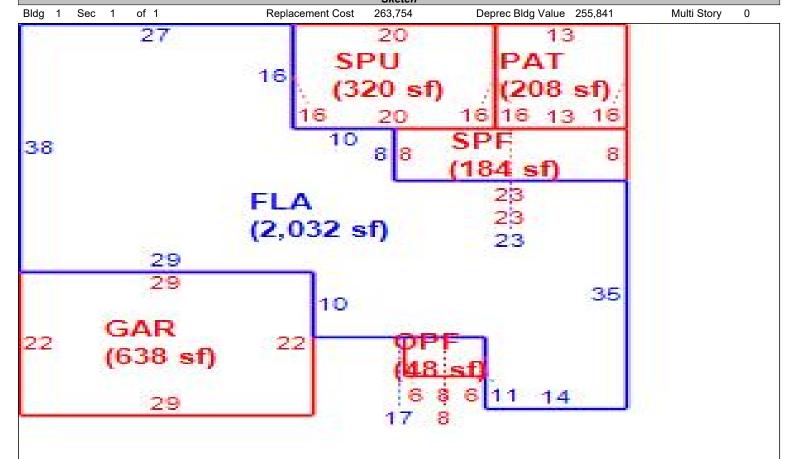
Property Use Last Inspection 00100 SINGLE FAMILY MHS 02-07-202

Legal Description

LOUISA POINTE PHASE II SUB LOT 43 PB 44 PGS 29-30 ORB 6230 PG 2422

Lan	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	Í	1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
		T			N/A 4 10							400.000	
		Total A		0.00		JV/Mkt 0 Total Adj JV/Mkt 10						100,000	
	Clr	accified A	croc	0 (Classified IV/Mkt 10	0.000		Classified	1 V 4! I//V/I	r#	<u> </u>	0	

Classified Acres Classified JV/Mkt | 100,000 Classified Adj JV/Mkt 미 Sketch



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,032	2,032	2032	Effective Area	2032				
-	GARAGE FINISH	0	638	0	Base Rate	104.89	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	48	0	Building RCN	263,754	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	208	0	o o	*	Quality Grade	003	rian Danis	١
SPF	SCREEN PORCH FINIS	0	184	0	Condition	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	320	0	% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,032	3,430	2,032	Building RCNLD	255,841	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-1124 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
POL4	SWIMMING POOL - RESIDENTIAL	364.00	SF	52.50	2021	2021	19110.00	95.00	18,155			
PLD3	POOL/COOL DECK	542.00	SF	7.33	2021	2021	3973.00	95.00	3,774			
SEN3	SCREEN ENCLOSED STRUCTURE	1914.00	SF	5.50	2021	2021	10527.00	95.00	10,001			

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2022 202 2021 202 2019 201	020090034 020090034 018060059 091084	01-01-2021 09-23-2020 06-01-2018 10-03-2000	02-07-2022 03-11-2021 01-31-2019 04-17-2001	20,000 20,000 3,999 129,624	0003 0003 0002	POL FOR 2022 POL & PAVER DECK REPL WINDOWS 12 SFR/9838 CRENSHAW CIR	03-12-2021 01-31-2019	CO Date					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130203 2016054198	6230 4784 2050 1899 1864	2422 2136 0679 2208 0284	10-16-2023 05-12-2016 12-27-2001 01-12-2001 09-18-2000	WD WD WD WD	00000	01 Q Q Q M	 - - -	475,000 213,500 139,900 138,500 42,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							ue Summ		Total 50			

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100.000	255 841	31 930	387.771	0	387771	50 000 00	337771	362771	380 650

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