



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 Alt Key 3827616

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 reasons 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.



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0201	Alternate Key: <b>3827616</b>	Parcel ID: <b>01-22-25-0800-000-05600</b>	
<b>Petitioner Name</b> Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> <b>1913 SOUTHERN OAK LOOP MINNEOLA</b>	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> American Homes 4 Rent, LLC; AMH 2015-	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 332,552	\$ 332,552	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 266,720	\$ 266,720	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 266,720	\$ 266,720	

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

**Last Sale Date** 3/28/2014      **Price:** \$125,000       Arm's Length  Distressed      Book 4462 Page 566

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	<b>3827616</b>	<b>3835780</b>	<b>3829842</b>	<b>3804790</b>
<b>Address</b>	1913 SOUTHERN OAK LOOP	930 WILLOW OAK LOOP MINNEOLA	921 BLACK OAK WAY MINNEOLA	735 WESTVIEW DR MINNEOLA
<b>Proximity</b>		0.26 Miles	0.12 Miles	1.12 Miles
<b>Sales Price</b>		\$390,000	\$390,000	\$425,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.40%	0.00%	3.20%
<b>Adjusted Sale</b>		\$348,660	\$331,500	\$374,850
<b>\$/SF FLA</b>	\$163.42 per SF	\$166.98 per SF	\$157.56 per SF	\$176.98 per SF
<b>Sale Date</b>		1/31/2023	1/9/2024	4/3/2023
<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>	2,035	2,088	-2650	2,104	-3450	2,118	-4150
<b>Year Built</b>	2005	2006	0	2005	0	2001	0
<b>Constr. Type</b>							
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.1	-1000	2.0	0	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<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	0	none	0		0
<b>Site Size</b>	9000 SF	8250	0	8250	0	14670	-10000
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 1.0%	-3650	-Net Adj. 1.0%	-3450	-Net Adj. 3.8%	-14150
		Gross Adj. 1.0%	3650	Gross Adj. 1.0%	3450	Gross Adj. 3.8%	14150
<b>Adj. Sales Price</b>	Market Value <b>\$332,552</b>	Adj Market Value	<b>\$345,010</b>	Adj Market Value	<b>\$328,050</b>	Adj Market Value	<b>\$360,700</b>
	Value per SF 163.42						

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.

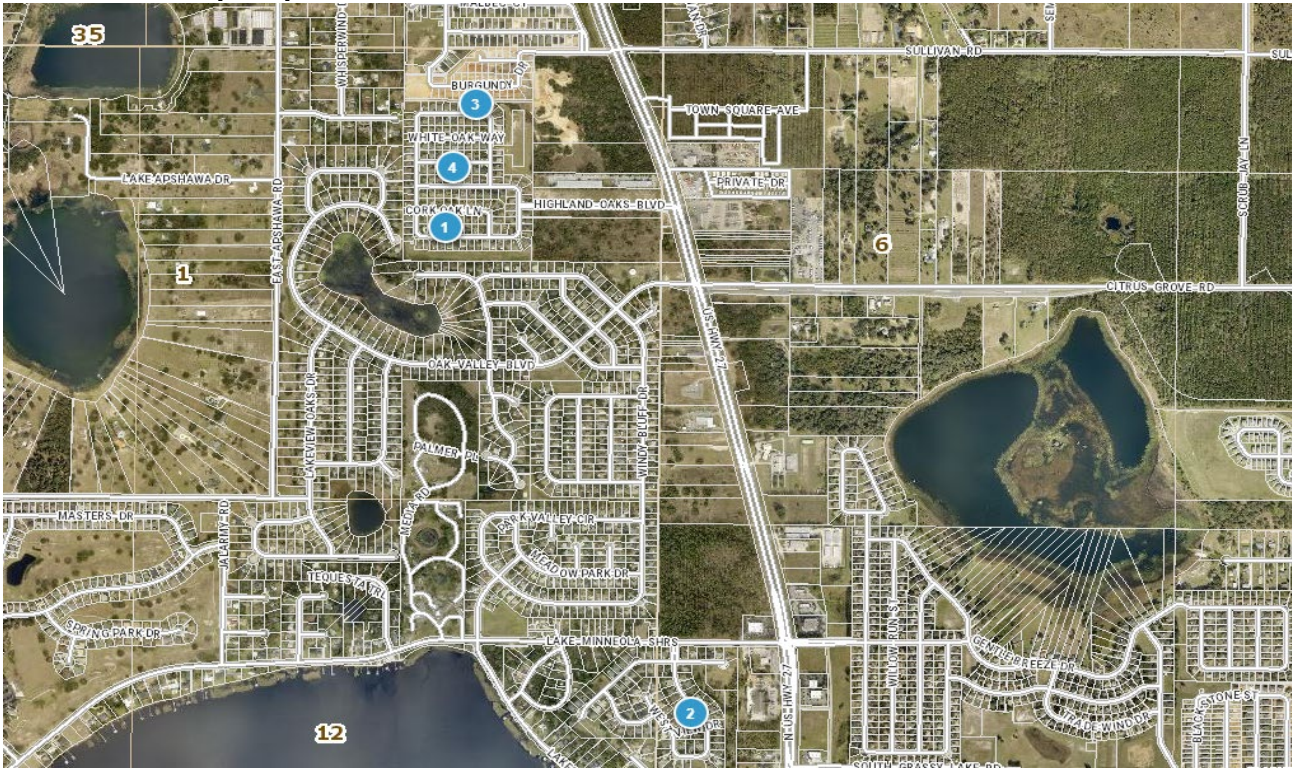
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:            MTW**

**DATE    11/25/2024**

**2024-0201 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3827616	1913 SOUTHERN OAK LOOP MINNEOLA	-
2	comp 3	3804790	735 WESTVIEW DR MINNEOLA	1.12
3	comp 1	3835780	930 WILLOW OAK LOOP MINNEOLA	0.26
4	comp 2	3829842	921 BLACK OAK WAY MINNEOLA	0.12
5				
6				
7				
8				

Alternate Key 3827616  
 Parcel ID 01-22-25-0800-000-05600

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

2024-0201 Subject  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

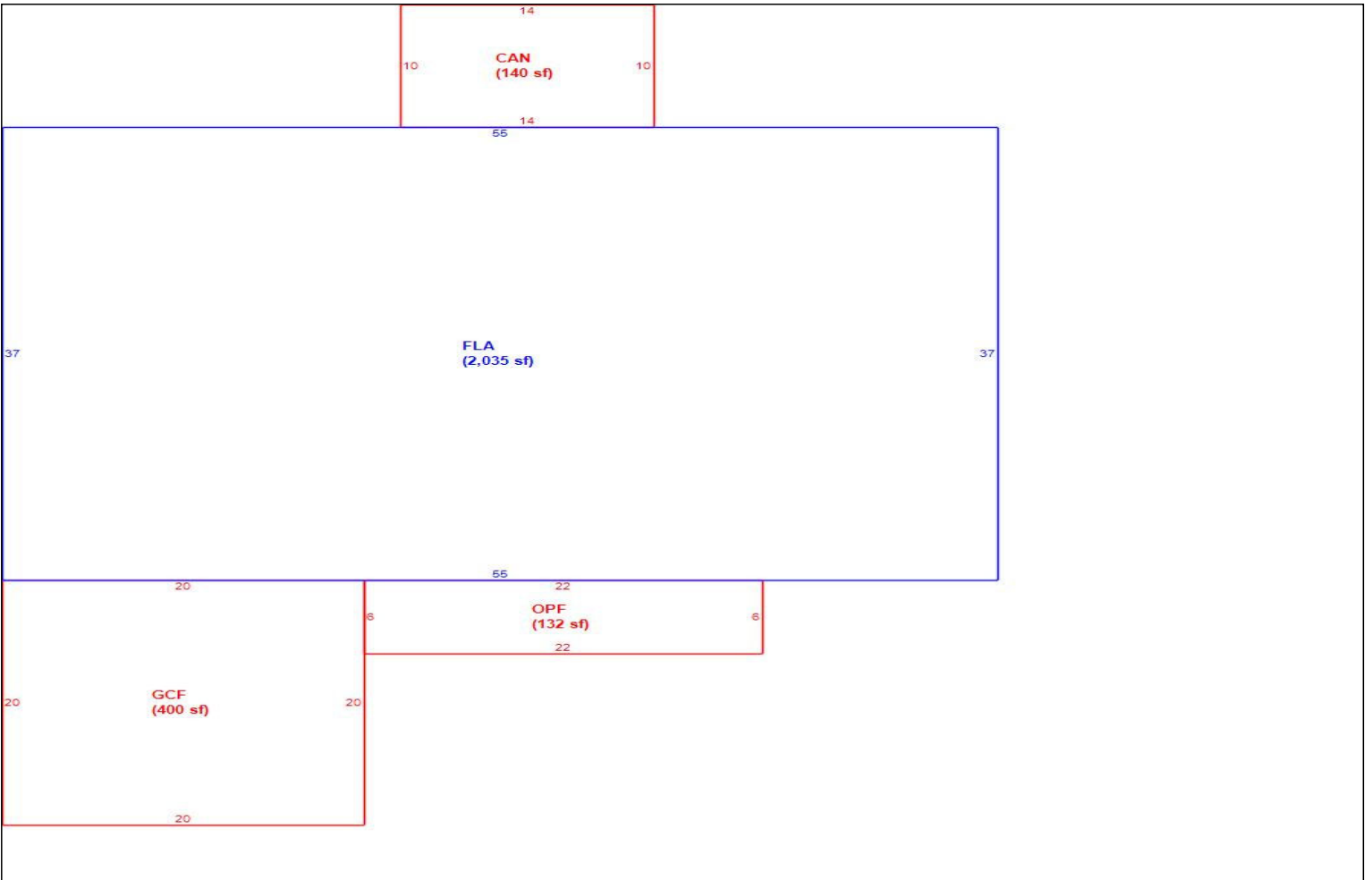
Subject

Property Location			
Site Address 1913 SOUTHERN OAK LOOP			
		MINNEOLA	FL 34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
HIGHLAND OAKS PHASE I PB 52 PG 30-31 LOT 56 ORB 4599 PG 2382

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 260,456
		Deprec Bldg Value 252,642	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	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.04	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0	260,456	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
		% Good			97.00	Roof Cover	3	Type AC	03
		Functional Obsol			0				
TOTALS		2,035	2,707	2,035	252,642				
		Building RCNLD			252,642				

Alternate Key 3827616  
 Parcel ID 01-22-25-0800-000-05600

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

2024-0201 Subject By  
 PRC Run: 12/3/2024  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	4-05-01BEPH	01-01-2005	08-09-2005	128,212	0000	SFR 3/2 1913 SOUTHERN OAK LP			

<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
	4599 2382	03-06-2015	WD	U	M	I	100				
	4462 0566	03-28-2014	WD	U	U	I	125,000				
	2902 0951	06-09-2005	WD	Q	Q	I	197,900				
	2595 2309	06-02-2004	WD	U	M	V	1				
<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	
79,910	252,642	0	332,552	65832	266720	0.00	266720	332552	324,337	

**Parcel Notes**

2902/951 JAMES ROBINSON SINGLE  
 4462/566 JAMES ROBINSON TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC  
 4462/566 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL A SHORT SALE  
 15 PER MLS 05056548 SALE WAS A SHORT SALE INFO SCANNED DN 080614  
 15SALE ORB 4462/566 U SALE LIS PENDENS FILED 4117/1393 DN 031615  
 4599/2382 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LLC  
 4599/2382 M SALE INCL OVER 25 PARCELS MULTI SUBS  
 15 VAL OK FOR 15 SEE SALES AK 3827592 3827600 3827612 DN 060815  
 22TR NOT DELIVERABLE AS ADDRESSED 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301  
 23TR UNABLE TO FORWARD ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301

\*\*\*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 3835780  
 Parcel ID 01-22-25-0802-000-12700

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

2024-0201 Comp 1  
 PRC Run: 12/3/2024 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	
2024	1634-23-12	12-13-2023	04-23-2024	18,519	0002	REPL WINDOWS 11	04-23-2024		
2017	SALE	01-01-2016	01-20-2017	1	0099	CHECK VALUE	01-24-2017		
2017	IMPS	01-01-2016	01-20-2017	1	0008	CK OPF 4	01-24-2017		
2009	SALE	01-01-2008	01-09-2009	1	0000	CHECK VALUE	01-12-2009		
2007	0083-06-03	02-04-2006	10-12-2006	236,751	0000	SFR 930 WILLOW OAK LOOP	10-12-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012542	6087 2069	01-31-2023	WD	Q	01	I	390,000	003	DISABILITY VETERAN	2024	5000	
2016056271	4787 0117	05-24-2016	WD	Q	Q	I	213,500	039	HOMESTEAD	2024	25000	
	4184 0271	06-20-2012	WD	U	U	I	108,400	059	ADDITIONAL HOMESTEAD	2024	25000	
	3700 1252	11-30-2007	WD	Q	Q	I	330,000					
	2782 0954	03-02-2005	WD	U	M	V	1					
Total										55,000.00		

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	
79,910	267,984	0	347,894	0	204464	55,000.00	149464	174464	339,548	

**Parcel Notes**

3700/1252 KHILENA ADHIN UNMARRIED  
 09FC LOC FROM 315 QG FROM 660 MHS 010909  
 10TR NOT DELIVERABLE AS ADDRESSED 307 WISSAHICKON TRL BROWNS MILLS NJ 08015 6109  
 11TR NOT DELIVERABLE AS ADDRESSED 307 WISSAHICKON TRL BROWNS MILLS NJ 08015  
 4184/271 KHILENA ADHIN TO JENNIFER R YARBROUGH SINGLE  
 12 PER MLS 05079436 SALE WAS A SHORT SALE DN 081312  
 12SALE ORB 4184/271 U SALE MLS O5079436 LISTED SHORT SALE SCANNED \$297000 MTG PER FER CB 081412  
 4787/117 JENNIFER R YARBROUGH TO BONNIE SCHEXNAYDER SINGLE  
 16X COURTESY HX CARD SENT 062016  
 17FC OPF4 TO SPF NPA SFR IS IN VERY GOOD COND NO OTHER CHGS DN 012017  
 6087/2069 BONNIE SCHEXNAYDER TO JOHN G METZGER & MARIA DEL PILAR METZGER HW  
 23CC EFILE HX PORT APP CP 052623  
 23X RECD VA BENEFIT LTR FOR JOHN ATTACHED TO HX APP FOR 2024 INFO SCANNED AS 053023

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Alternate Key 3829842  
 Parcel ID 01-22-25-0801-000-11500

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

2024-0201 Comp 2  
 PRC Run: 12/3/2024 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	
2016 2006	SALE 3600505BEPH	01-01-2015 04-26-2005	02-08-2016 02-09-2006	1 189,821	0099 0000	CHECK VALUE SFR	02-08-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024004347	6269 1613	01-09-2024	WD	Q	01	I	390,000					
2023145206	6249 0182	11-27-2023	WD	U	37	I	362,600					
	4600 0598	03-13-2015	WD	Q	Q	I	180,000					
	3706 0992	10-30-2008	WD	U	U	I	146,500					
	3678 2330	09-15-2008	CT	U	U	I	100					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,910	261,948	0	341,858	0	341858	0.00	341858	341858	333,420	

**Parcel Notes**

06FC ROM ALLEN REALTY 407 905 5453 DN 020906  
 3227/1061 CHRIS A ARROYO UNMARRIED  
 3678/2330 CT VS CHRIS A ARROYO PROP SOLD TO US BANK NA TTEE FOR THE HOLDERS OF LXS 2006-16N  
 3706/992 US BANK NA TTEE TO GIANG-HAC FLORA CONG TRAN SINGLE  
 09 NOT PUBLIC RECORDS BELONG TO GIANG-HAC FLORA CONG TRAN PHYS ADD 921 BLACK OAK WAY MINNEOLA OKAY TO GIVE NAME & ADDRESS TO OTHER GOVERNMENTAL AGENCIES FN 021109  
 4600/598 GIANG-HAC FLORA CONG TRAN TO GEORGE & MAGDALINI SIMIANAKIS HW  
 15X COURTESY HX CARD SENT 042015  
 15CC HX PORT APP SUBMITTED LH 081815  
 16X GEORGE & MAGDALINI SIMIANAKIS RECD PORTABILITY FROM BROWARD COUNTY MLR 01062016  
 16FC SFR IS IN GOOD EXT COND NO CHGS SALE WAS A EARLY 15 SALE SEE SALES AK3827629 AK3827576 BEDS FROM 4 DN 020816  
 6249/182 GEORGE & MAGDALINI SIMIANAKIS TO OPENDOOR PROPERTY TRUST I  
 6269/1613 OPENDOOR PROPERTY TRUST I TO ANTHONY F & REBECCA TUCCIARONE HW

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Alternate Key 3804790  
 Parcel ID 07-22-26-0800-000-00700

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

2024-0201 Comp 3  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

Current Owner		
COOPER NICOLE M		
735 WESTVIEW DR		
MINNEOLA	FL	34715

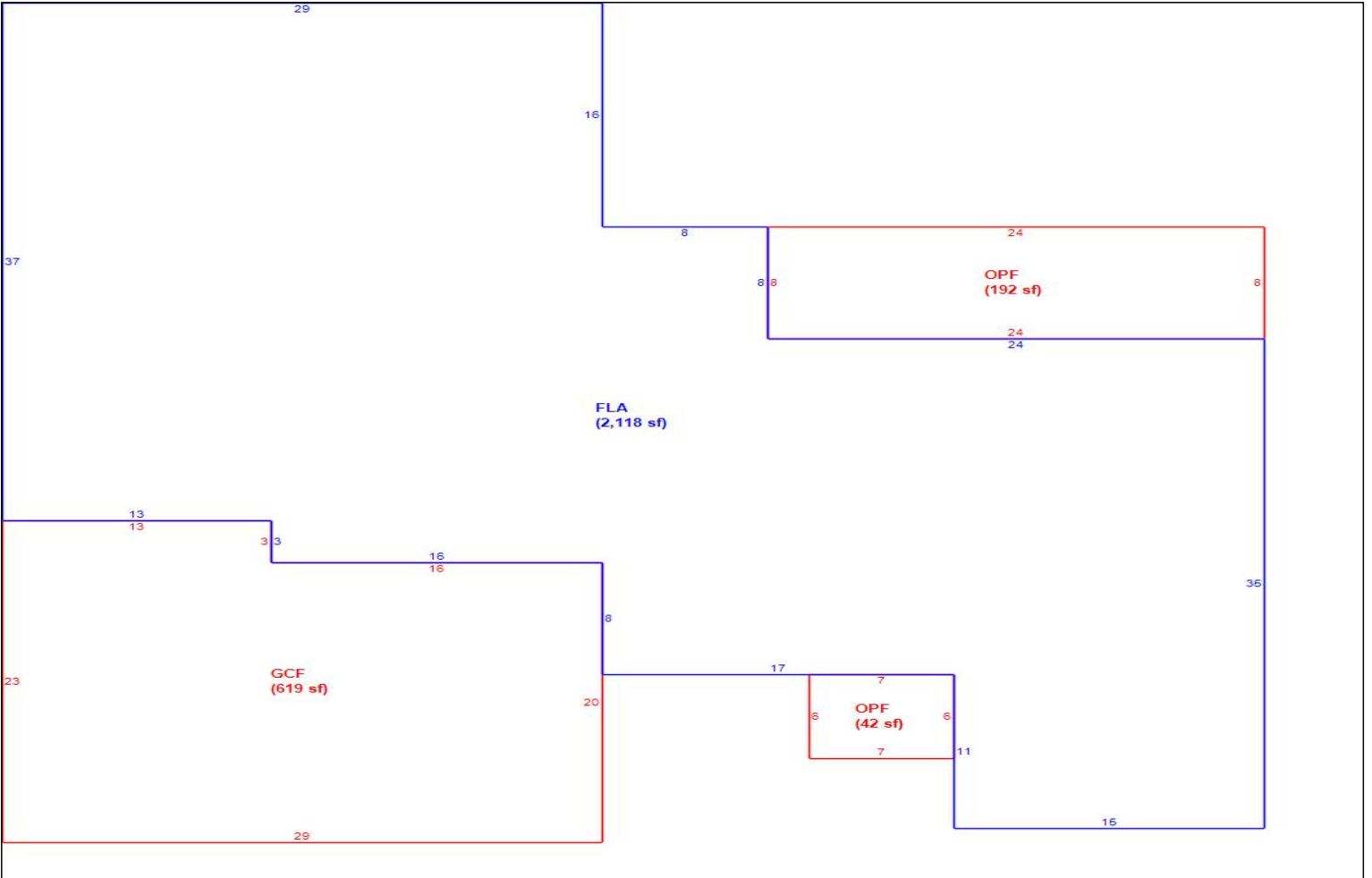
Comp 3

Property Location			
Site Address 735 WESTVIEW DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	1655
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGHLAND RIDGE PHASE I SUB LOT 7 PB 44 PGS 85-86 ORB 6123 PG 2116

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,000		
Classified Acres		0		Classified JV/Mkt		97,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 274,259
		Deprec Bldg Value	266,031
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,118	2,118	2118	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	619	0	107.14	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	234	0	274,259	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	266,031	Type AC	03
TOTALS		2,118	2,971	2,118					

Alternate Key 3804790  
 Parcel ID 07-22-26-0800-000-00700

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

2024-0201 Comp 3  
 PRC Run: 12/3/2024 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	HXNB	01-01-2001	10-15-2001	1	0000	FILED HX; OCCUPIED 6/01			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023042053	6123 2116	04-03-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	3930 1017	07-15-2010	WD	U	U	I	120,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3898 2384	03-04-2010	WD	U	U	I	100				
	3878 1469	02-17-2010	CT	U	U	I	100				
	1971 1970	06-27-2001	WD	Q	Q	I	163,300				
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	
97,000	266,031	0	363,031	0	363031	50,000.00	313031	338031	345,065	

**Parcel Notes**

1971/1970 TO ALFRED D JR & KAREN J DOS SANTOS HW  
 2003 QG FROM 575 FER 021903  
 05 LOC FROM 160 FER 051305  
 09X RENEWAL CARD RETURNED WITH ADDRESS FOR ALFRED D DOS SANTOS 460 RICHMONT CT CLERMONT FL 34711 SENT LETTER 020409  
 3712/2442 FIN JUDGEMENT DISS OF MARR ALFRED D DOS SANTOS AND KAREN J DOS SANTOS 121208  
 10X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDRESSED K D SANTOS LISTED IN HILL DONNELLY BUT THERE IS NO LISTING FOR  
 DON SANTOS OR SANTOS IN THE PHONE BOOK SENDING LETTER CIR 022310  
 10X KAREN DOS SANTOS MOVED 09  
 3878/1469 CT VS ALFRED D JR & KAREN J DO SANTOS SOLD TO NATIONAL CITY BANK  
 3898/2384 PNC MORTGAGE DIV OF PNC BANK NA SUCC BY MERGER TO NATIONAL CITY BANK TO THE SECRETARY OF VETERANS AFFAIRS  
 3930/1017 THE SECRETARY OF VETERANS AFFAIRS TO WILLIAM F & PAMELLA J JEFFREY HW  
 20TR VACANT 735 WESTVIEW DR MINNEOLA FL 34715 5674  
 22TR ATTEMPTED NOT KNOWN 735 WESTVIEW DR MINNEOLA FL 34715 5674  
 6123/2134 AFFIDAVIT OF DEATH STATES WILLIAM F JEFFREY 70 DECEASED 092720  
 6123/2116 PAMELIA J JEFFREY TO NICOLE MARIE COOPER SINGLE  
 24CC EFILE HX APP CP 112023

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