FLORIDA

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING ...

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

Section 194.011, Florida Statutes Alt Key 3827616 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.

incorporated,			OCOZ, TONGA AGITIMIST OF THE VAL		ALE CONTRACTOR	(AB)
Petition #		1-0201	County Lake		ax year <b>2024</b>	Date received 9-12-24
A A			COMPLETED BY T	HE PENINONER	e also sales sous	
PART 1. Ta	expayer Info	ormation				:
Taxpayer na	me: America	n Homes 4 Rent, LLC;	AMH 2015-1	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing addre for notices	16	an, LLC 220 North Scottsda ottsdale, AZ 85254		Parcel ID and physical address or TPP account #	01 22 25 080 1913 Southe	
Phone <b>954</b> -	-740-6240			Email	ResidentialA	opeals@ryan.com
			s by US mail. If possible			
		on after the petition port my statemer	n deadline. I have attac nt.	hed a statement o	f the reasons I	filed late and any
your evid	dence to the	value adjustment b		llows the property a	appraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
Type of Prop	· · <u></u>		ustrial and miscellaneou cultural or classified use	ıs∏ High-water red ☐ Vacant lots and		Historic, commercial or nonprofit Business machinery, equipment
PART 2. Re	eason for F	Petition CI	heck one. If more than	one, file a separa	ate petition.	
☐ Denial of ☐ Parent/gr ☐Property v ☐Tangible preturn requ	classificati randparent was not sub personal pro uired by s.1	on reduction estantially complet	must have timely filed (34, F.S.))	☐ Denial for late (Include a date a☐Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determ 5 Enter th	nination that he time (in r	t they are substant minutes) you think		1(3)(e), (f), and (g) ir case. Most hearir	), F.S.) ngs take 15 mir	rty appraiser's nutes. The VAB is not bound ne time needed for the entire
group.  My witr	nesses or I	will not be availab	le to attend on specific	dates. I have attac	ched a list of da	ites.
evidence dire appraiser's e	ectly to the evidence. A	property appraise at the hearing, you	er at least 15 days befor have the right to have	e the hearing and witnesses sworn.	make a writter	request for the property
of your properinformation r	erty record redacted. V	card containing in	formation relevant to the appraiser receives the	e computation of y	our current as	e property appraiser a copy sessment, with confidential d the property record card

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature		the state of the s
Complete part 3 if you are representing yourself or if you are autwithout attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to ar Under penalties of perjury, I declare that I am the owner of the p petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	iture	
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	employee or you are one of the	following licensed
i am (check any box that applies):  An employee of	(taxpayer or an affiliat	ted entity).
A Florida Bar licensed attorney (Florida Bar number		• •
A Florida real estate appraiser licensed under Chapter 475,		RD6182).
A Florida real estate broker licensed under Chapter 475, Florida		
☐ A Florida certified public accountant licensed under Chapter	•	
I understand that written authorization from the taxpayer is requiappraiser or tax collector.	·	
Under penalties of perjury, I certify that I have authorization to fam the owner's authorized representative for purposes of filing funder s. 194.011(3)(h), Florida Statutes, and that I have read the	his petition and of becoming an	agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not liste	d in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	licensed representatives or emp	ployees listed in part 4 above
☐ 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 AN	ID (check one)	
the taxpayer's authorization is attached OR the taxpayer	's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential in	formation from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0201		Alternate K	ey: <b>3827616</b>	Parcel	ID: <b>01-22-25-08</b> 0	0-000-05600
Petitioner Name	Ryan, LL	C c/o Rober	t Peyton				Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property		ERN OAK LOO	OP	
Other, Explain:	_			Address	IVIIN	NEOLA		
	American Home	s 1 Pont I I	C: AMH 2015	Value from	Value befor	e Board Actio	n e	
Owner Hame	American mome	5 4 IXeIII, LI	-C, AWIII 2013-	TRIM Notice		ted by Prop App	i value aliei r	Board Action
4					· ·			
1. Just Value, red				\$ 332,5	1	332,55		
2. Assessed or cl			cable	\$ 266,72	20 \$	266,72	20	
3. Exempt value,	*enter "0" if nor	ne		\$	-			
4. Taxable Value,	*required			\$ 266,72	20 \$	266,72	20	
*All values entered	d should be count	ty taxable va	lues, School and	dother taxing	authority values	may differ.		
						<b>7</b> 5:	5 .	
Last Sale Date	3/28/2014	Pric	ce: \$125	5,000	Arm's Length	/ Distressed	Book <u>4462</u> F	<sup>2</sup> age <u>566</u>
ITEM	Subje	ct	Compara	ıble #1	Compara	able #2	Compara	ble #3
AK#	38276 <sup>-</sup>		38357		3829		38047	
Address	1913 SOUTHE	ERN OAK	930 WILLOW	OAK LOOP	921 BLACK	OAK WAY	735 WEST\	/IEW DR
Address	LOOF	<b>D</b>	MINNE	OLA	MINNE	OLA	MINNE	OLA
Proximity			0.26 N	liles	0.12 N	1iles	1.12 N	liles
Sales Price			\$390,0		\$390,		\$425,0	000
Cost of Sale			-15°	%	-15	%	-15%	6
Time Adjust			4.40	%	0.00	%	3.20	
Adjusted Sale			\$348,6	60	\$331,	500	\$374,8	350
\$/SF FLA	\$163.42 p	er SF	\$166.98	per SF	\$157.56	per SF	\$176.98	per SF
Sale Date			1/31/2	023	1/9/2	024	4/3/20	)23
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,035		2,088	-2650	2,104	-3450	2,118	-4150
Year Built	2005		2006	0	2005	0	2001	0
Constr. Type								
Condition	Good		Good	0	Good	0	Good	0
Baths	2.0		2.1	-1000	2.0	0	2.0	0
Garage/Carport	2 Car		2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished		Open Finished	0	Open Finished	0	Open Finished	0
Pool	N		N	0	N	0	N	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	none		none	0	none	0		0
Site Size	9000 SF		8250	0	8250	0	14670	-10000
Location	Subdivision		Subdivision	0	Subdivision	0	Subdivision	0
View	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
	Market Value	\$332,552	Adj Market Value	\$345,010	Adj Market Value	\$328,050	Adj Market Value	\$360,700
Adj. Sales Price	Value per SF	163.42	,	+	,	7,	,	+

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

## 2024-0201Comp 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				

Parcel ID 01-22-25-0800-000-05600

Current Owner

AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L

AGOURA HILLS 91301 CA

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

Subject

2024-0201 Subject 12/3/2024 By PRC Run:

00MI

Card # 1 of 1

NBHD

Property Location

Site Address 1913 SOUTHERN OAK LOOP MINNEOLA FL 34715

Mill Group 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

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
	Cl	Total A		0.00	JV/Mkt 0	0.010			ıl Adj JV/MI d Adi JV/MI			79,910

Sketch

Bldg 1 260,456 Multi Story 0 Sec 1 of 1 Replacement Cost Deprec Bldg Value 252,642 CAN (140 sf) FLA (2,035 sf) 37 OPF (132 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,035 0	2,035 400	2035 0	Effective Area Base Rate	2035 108.04	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	132 140	0	Building RCN	260,456	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 2,035		2,707	2,035	Building RCNLD	252,642	Roof Cover	3	Type AC	03

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

Miscellaneous Features \*Only the first 10 records are reflected below Unit Price Effect Yr RCN Code Units Туре Year Blt %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description **Review Date** CO Date SFR 3/2 1913 SOUTHERN OAK LP 4-05-01BEPH 01-01-2005 08-09-2005 128,212 0000 2006 Sales Information Exemptions Instrument No Book/Page Sale Date Q/U Code Vac/Imp Sale Price Code Description Year Amount

					Val	ue Sumn	narv			
		•							1	
								Total		0.00
2595	2309	06-02-2004	WD	U	M	V	1			
2902	0951	06-09-2005	WD	Q	Q	I	197,900			
4462	0566	03-28-2014	WD	U	U	1	125,000			
4599	2382	03-06-2015	WD	U	M		100			

				value St	unnary				
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

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 01-22-25-0802-000-12700

Current Owner

METZGER JOHN G & MARIA DEL PILAR ME

930 WILLOW OAK LOOP

MINNEOLA 34715 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 1

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

Card # 1 of 1

**Property Location** 

Site Address 930 WILLOW OAK LOOP MINNEOLA FL 34715

Mill Group 00MI NBHD 0513

Property Use Last Inspection 00100 SINGLE FAMILY DN 01-20-201

Legal Description

HIGHLAND OAKS PHASE III PB 53 PG 75-76 LOT 127 ORB 6087 PG 2069

Lan	d Lines													
LL	Use Code	Front	Depth	Not Ac		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 A		0.00		JV/M		'			il Adj JV/MI		'	79,910
Classified Acres 0 Classified JV						Classified JV/M	kt   79	9,910		Classifie	d Adj JV/MI	kt		0

Sketch

Bldg 1 of 1 276,272 Deprec Bldg Value 267,984 Multi Story Sec 1 Replacement Cost SPF (165 sf) FLA (2,088 sf) OPF (263 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,088 0	2,088 420	2088 0	Ellective Area	2088	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	263 165	0	Base Rate Building RCN	107.45 276,272	Quality Grade	670	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 2,		2,936	2,088	Building RCNLD	267,984	Roof Cover	3	Type AC	03

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

\*Only the first 10 records are reflected below

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

Building Permits

				Build	ing Perr	nits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	Review Date	CO Date
2003	1634-23-12 SALE IMPS SALE 0083-06-03	12-13-2023 01-01-2016 01-01-2016 01-01-2008 02-04-2006	04-23-2024 01-20-2017 01-20-2017 01-09-2009 10-12-2006	18,519 1 1 1 1 236,751	0002 0099 0008 0000	REPL WINDO' CHECK VALU CK OPF 4 CHECK VALU SFR 930 WILL	E	04-23-2024 01-24-2017 01-24-2017 01-12-2009 10-12-2006	
		Sale	es Information				Exe	mptions	

Instrument	No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
202301254 201605627		6087 4787 4184 3700 2782	2069 0117 0271 1252 0954	01-31-2023 05-24-2016 06-20-2012 11-30-2007 03-02-2005	WD WD WD WD	COCDO	01 Q U Q M	>	390,000 213,500 108,400 330,000	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000
											Total		55,000.00

	Value Summary 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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Parcel ID 01-22-25-0801-000-11500

Current Owner

TUCCIARONE ANTHONY F & REBECCA

921 BLACK OAK WAY

MINNEOLA FL 34715

LCPA Property Record Card Roll Year 2024 Status: A

Comp 2

2024-0201 Comp 2 PRC Run: 12/3/2024 By

Card # 1 of 1

Property Location

Site Address 921 BLACK OAK WAY

MINNEOLA FL 34715

Mill Group 00Ml NBHD 0513

Property Use Last Inspection

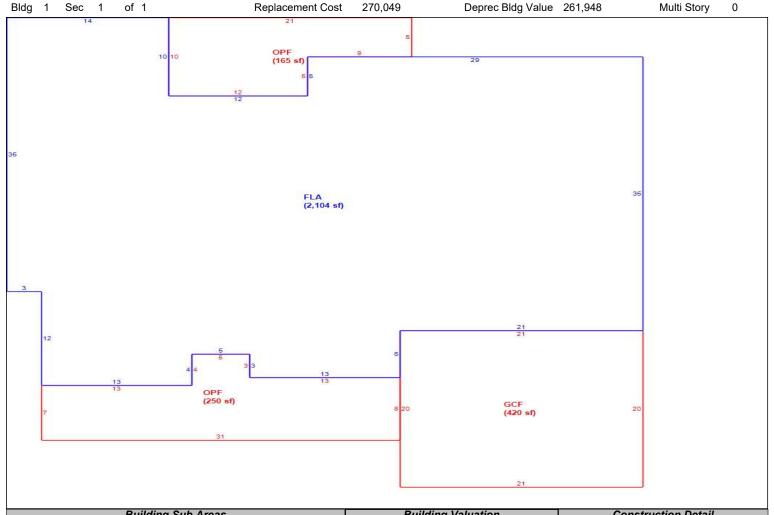
Property Use Last Inspection

00100 SINGLE FAMILY TRF 03-16-201

Legal Description

HIGHLAND OAKS PHASE II PB 53 PG 13-14 LOT 115 ORB 6269 PG 1613

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
		Total A	cres	0.00	JV/Mkt 0				Adj JV/MI			79,910
Classified Acres				0	Classified JV/Mkt 79	910		Classified	M/VI. ibA h	rt l		0



	Building S	Sub Areas			Building Valua	ation	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,104 0	2,104 420	2104 0	Effective Area	2104	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	415	0	Base Rate Building RCN	107.29 270.049	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	2,104	2,939	2,104	Building RCNLD	261 948	Roof Cover	3	Type AC	03

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 Year Blt Effect Yr Code Units Туре Unit Price RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date SALE 01-01-2015 02-08-2016 0099 **CHECK VALUE** 02-08-2016 2016 3600505BEPH 04-26-2005 02-09-2006 189.821 0000 SFR 2006

			Sales Inform	ation						Exen	nptions		
Instrument No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
2024004347 2023145206	6269 6249 4600 3706 3678	1613 0182 0598 0992 2330	01-09-2024 11-27-2023 03-13-2015 10-30-2008 09-15-2008	WD WD WD WD CT	Q U Q U U	01 37 Q U		390,000 362,600 180,000 146,500 100					
									Total				0.00

				Value Si	ummary				
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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Parcel ID 07-22-26-0800-000-00700

Current Owner COOPER NICOLE M

FL

34715

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

Comp 3

2024-0201 Comp 3 12/3/2024 By PRC Run:

> Card # 1 of 1

**Property Location** 

Site Address 735 WESTVIEW DR MINNEOLA

FL 34715 00MI **NBHD** 1655

Mill Group Property Use Last Inspection SINGLE FAMILY

00100

PJF 01-01-202

Legal Description

MINNEOLA

735 WESTVIEW DR

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

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
Total Acres 0.00 JV/Mkt					JV/Mkt 0			Tota	l Adj JV/Mk	t		97,000
Classified Acres 0 Clas					Classified JV/Mkt 97	000	Classified Adi .IV/Mkt					0

Sketch

Bldg 1 274,259 Multi Story Sec 1 of 1 Replacement Cost Deprec Bldg Value 266,031 OPF (192 sf) FLA (2,118 sf) (42 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3		
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,118 0	2,118 619	2118 0	Effective Area	2118	No Stories	1.00	Full Baths	2		
-	OPEN PORCH FINISHE	0	234	0	Base Rate	107.14	Quality Grade	670	Half Baths	0		
					Building RCN Condition	274,259 EX	'					
					% Good	97.00	Wall Type	03	Heat Type	6		
					Functional Obsol	0.00	Foundation	3	Fireplaces	0		
	TOTALS 2,118		707110 0440 0074 0440				Building RCNLD	266,031	Roof Cover	3	Type AC	03

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 Unit Price Year Blt Effect Yr %Good Code Units Туре RCN Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date **HXNB** 01-01-2001 10-15-2001 0000 FILED HX; OCCUPIED 6/01 2002

			Sales Informa	ation						Exemptions		
Instrument No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023042053	6123 3930 3898 3878 1971	2116 1017 2384 1469 1970	04-03-2023 07-15-2010 03-04-2010 02-17-2010 06-27-2001	WD WD WD CT WD	QUUUQ	01 U U Q	- - - -	425,000 120,500 100 100 163,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

				Value Su	ummary				
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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