



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

Att Key 3827624

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition, and various checkboxes for property type and hearing details.

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

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (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 required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0202	Alternate Key: 3827624	Parcel ID: 01-22-25-0800-000-06400
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 919 CORK OAK LN MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name erican Homes 4 Rent, LLC; AH4RPOne, L	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 341,456	\$ 341,456
2. Assessed or classified use value, *if applicable	\$ 278,420	\$ 278,420
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 278,420	\$ 278,420

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

Last Sale Date 7/15/2013 **Price:** \$161,000 Arm's Length Distressed **Book** 4355 **Page** 243

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827624	3807635	3829842	3835780
Address	919 CORK OAK LN MINNEOLA	425 SHADY PINE CT MINNEOLA	921 BLACK OAK WAY MINNEOLA	930 WILLOW OAK LOOP MINNEOLA
Proximity		0.99 Miles	0.10 Miles	0.23 Miles
Sales Price		\$425,000	\$390,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	4.40%
Adjusted Sale		\$361,250	\$331,500	\$348,660
\$/SF FLA	\$162.75 per SF	\$177.34 per SF	\$157.56 per SF	\$166.98 per SF
Sale Date		1/24/2024	1/9/2024	1/31/2023
Terms of Sale		<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
Fla SF	2,098	2,037	3050	2,104	-300	2,088	500
Year Built	2005	2002	0	2005	0	2006	0
Constr. Type							
Condition	Good	Good	0	Good	0	Good	0
Baths	3.0	2.0	2500	2.0	2500	2.1	1000
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	Y	-20000	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	none	0
Site Size	9000 SF	13209 SF	0	8250 SF	0	8250 SF	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 4.0%	-14450	Net Adj. 0.7%	2200	Net Adj. 0.4%	1500
		Gross Adj. 7.1%	25550	Gross Adj. 0.8%	2800	Gross Adj. 0.4%	1500
Adj. Sales Price	Market Value \$341,456	Adj Market Value	\$346,800	Adj Market Value	\$333,700	Adj Market Value	\$350,160
	Value per SF 162.75						

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.

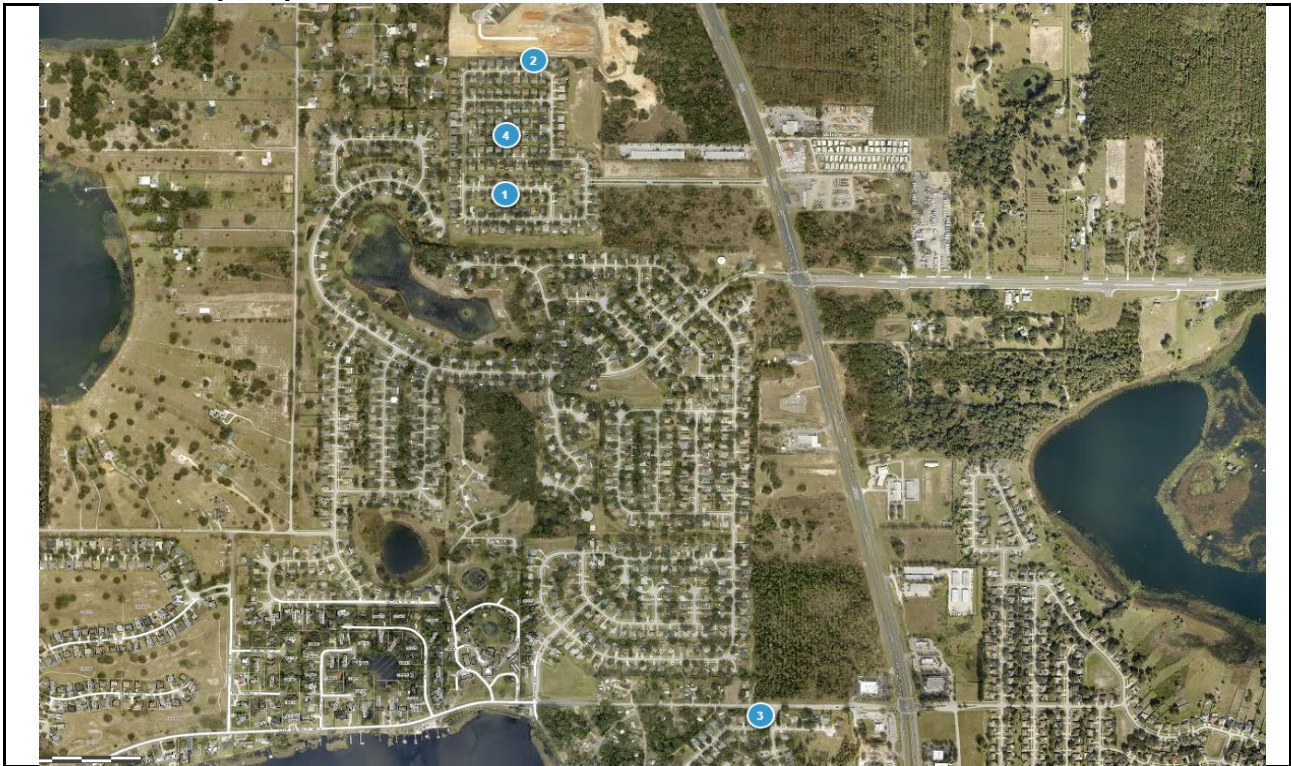
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0202 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3827624	919 CORK OAK LN MINNEOLA	-
2	comp 3	3835780	930 WILLOW OAK LOOP MINNEOLA	0.23
3	comp 1	3807635	425 SHADY PINE CT MINNEOLA	0.99
4	comp 2	3829842	921 BLACK OAK WAY MINNEOLA	0.1
5				
6				
7				
8				

Alternate Key 3827624
Parcel ID 01-22-25-0800-000-06400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0202 Subject
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner
AMERICAN HOMES 4 RENT PROPERTIES S
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

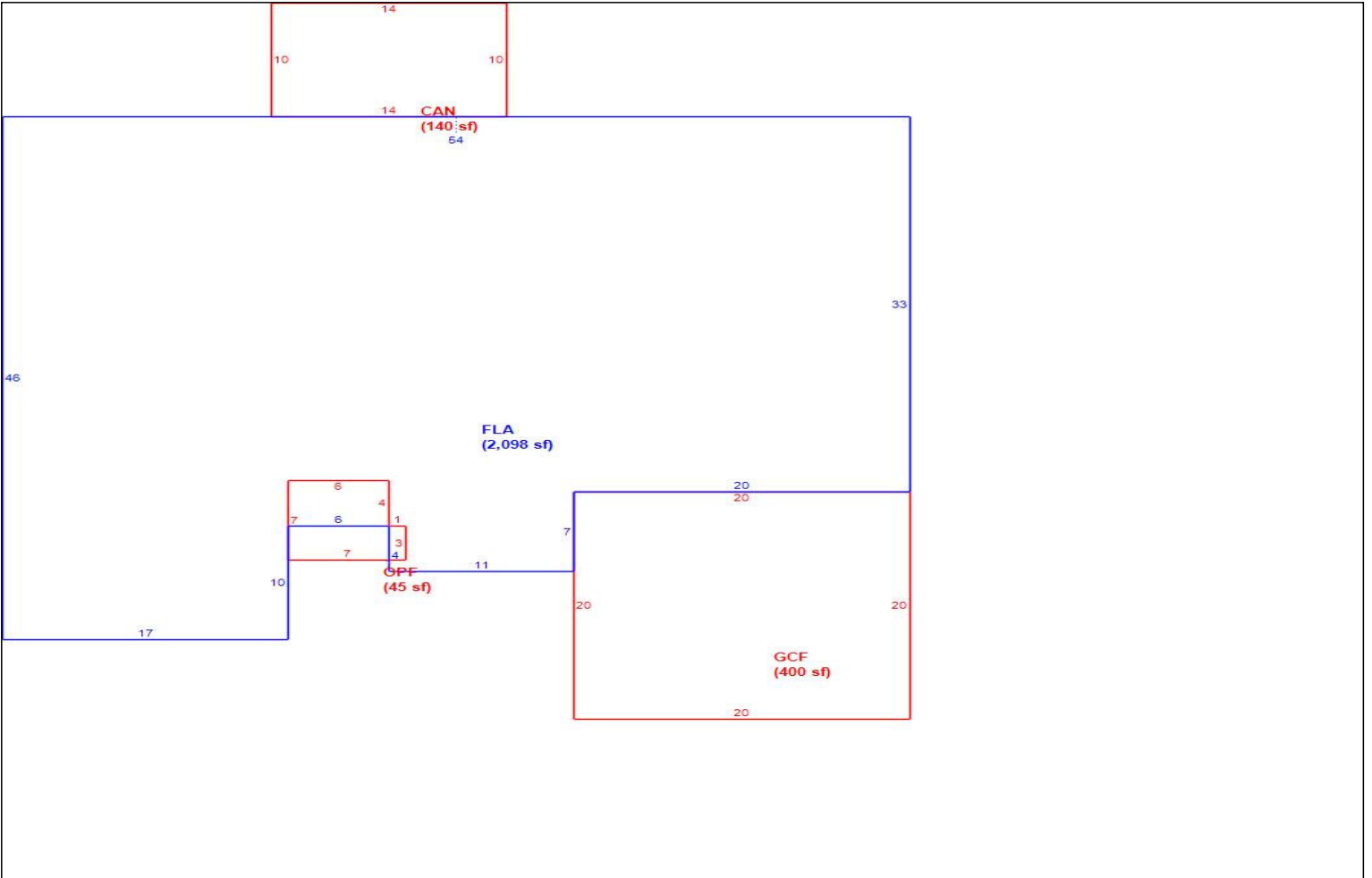
Subject

Property Location
Site Address 919 CORK OAK LN
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 64 ORB 4355 PG 249

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 269,635 Deprec Bldg Value 261,546 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,098	2,098	2098	2005	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	107.34	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	45	0	EX	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	140	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		2,098	2,683	2,098	0	Roof Cover	3	Type AC	03	

Alternate Key 3827624
 Parcel ID 01-22-25-0800-000-06400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 Subject By
 PRC Run: 12/3/2024
 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	
2014	SALE	01-01-2013	10-14-2013	1	0099	CHECK VALUE	10-14-2013		
2008	SALE	01-01-2007	10-24-2007	1	0000	CHECK VALUES	10-24-2007		
2006	906-04-11B	01-01-2005	08-09-2005	131,824	0000	SFR 4/3-919 CORK OAK LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4355	0249	07-15-2013	WD	Q	Q	I	161,000			
	3759	2062	04-06-2009	WD	U	U	I	136,000			
	3727	2120	02-04-2009	CT	U	U	I	0			
	3485	0001	05-25-2007	WD	Q	Q	I	275,000			
	2849	0391	04-28-2005	WD	Q	Q	I	196,400			
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	261,546	0	341,456	63036	278420	0.00	278420	341456	333,069	

Parcel Notes

06FC ROM VESTOR REATLY LLC 866 308 1176 DN 080905
 3485/1 SONIA ROJAS MARRIED
 07FC QG FROM 625 MHS 102407
 3727/2120 CT VS SONIA ROJAS & ROBERT CAYOUCETTE SOLD TO FEDERAL HOME LOAN MTG CORP
 3759/2062 FEDERAL HOME LOAN MORTGAGE CORP TO FREDDIE C & CINDY T BAKER HW
 4355/249 FREDDIE C & CINDY T BAKER TO AMERICAN HOMES 4 RENT PROPERTIES SIX LLC
 14 MAILING ADDR CHGD FROM 22917 PACIFIC COAST HIGHWAY MALIBU CA 90265 INFO SCANNED TO AK3456998 DW 111113
 14X CARL & CINDY BAKER FILED PORTABLIY IN ORANGE COUNTY 031214
 14 SUB UPDATED FOR 2014 DN 051214
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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 3807635
 Parcel ID 07-22-26-0805-000-04000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 Comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
RAMBO FRED D JR & PAMELA K		
425 SHADY PINE CT		
MINNEOLA	FL	34715

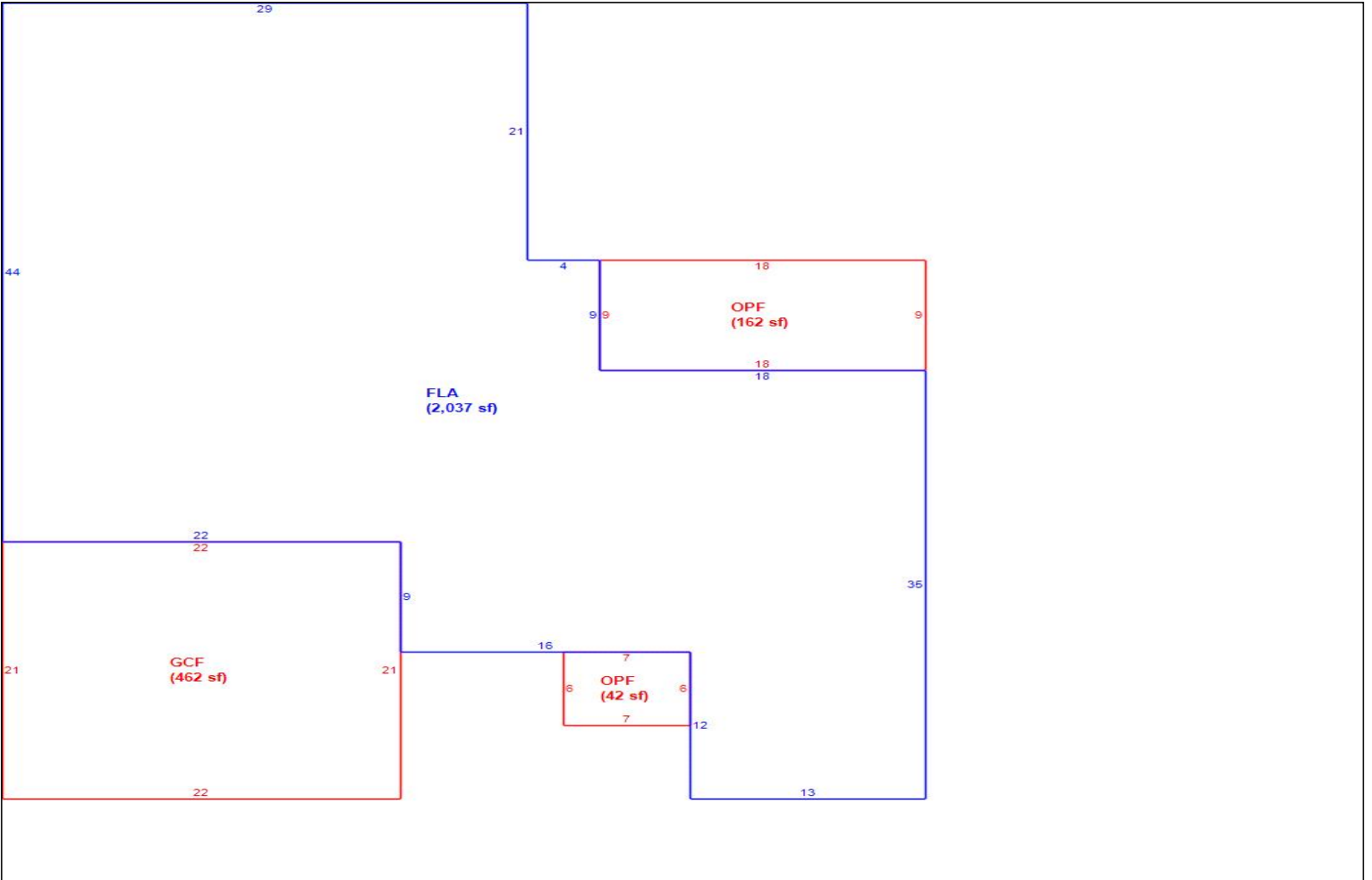
Comp 1

Property Location			
Site Address 425 SHADY PINE CT			
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 II SUB LOT 40 PB 46 PGS 51-52 ORB 6275 PG 907

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 262,705
		Deprec Bldg Value	254,824
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,037	2,037	2037	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	108.01	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	204	0	262,705	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,037	2,703	2,037	Building RCNLD	254,824				

Alternate Key 3807635
 Parcel ID 07-22-26-0805-000-04000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 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
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639
PLD2	POOL/COOL DECK	424.00	SF	5.38	2006	2006	2281.00	70.00	1,597
SEN2	SCREEN ENCLOSED STRUCTURE	1438.00	SF	3.50	2006	2006	5033.00	57.50	2,894

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	483-05-08	05-25-2006	12-08-2006	30,000	0000	POL C-NOTES	12-08-2006		
2007	0063-06-02	02-10-2006	12-08-2006	4,036	0000	POOL ENCL 22X8X34	12-08-2006		
2006	483-05-08	07-29-2005	05-25-2006	30,000	0000	POOL & PATIO			
2005	SALE	01-01-2004	05-12-2005	1	0000	CHECK VALUE			
2003	194-02-05B	04-30-2002	02-19-2003	150,000	0000	SFR/425 SHADY PINE CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024009424	6275	0907	01-24-2024	WD	Q	01	I	425,000			
2023082571	6173	1440	07-10-2023	CT	U	11	I	347,000			
2020064182	5486	2452	06-15-2020	WD	Q	01	I	279,000			
	2646	0336	08-20-2004	WD	Q	Q	I	199,900			
	2288	0068	03-21-2003	WD	Q	Q	I	159,900			
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	
97,000	254,824	14,130	365,954	0	365954	0.00	365954	365954	348,383	

Parcel Notes

2646/336 RANDALL & KAMMI NEWBERRY TO KIMBERLY A & RICHARD E JOHNSON WH
 05 LOC FROM 145 FER 051305
 05FC QG FRMO 600 JJG 051205
 06FC POL FOR 07 POL 324SF PLD 424SF SEN 1438SF ALL GRD 2 JSB 052506
 07FC ADD MISC JSB 120806
 20CC RICHARD AND KIMBERLY JOHNSON FILED FOR HX PORT ON AK 3774815 NT 030220
 5486/2452 KIMBERLY A & RICHARD E JOHNSON TO WILLIAM MACK SINGLE
 20X COURTESY HX CARD SENT 072120
 6173/1440 CT VS WILLIAM MACK ET AL SOLD TO CABOODLE LLC
 6275/907 CABOODLE LLC TO FRED D JR & PAMELA K RAMBO HW

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 Comp 2
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
TUCCIARONE ANTHONY F & REBECCA		
921 BLACK OAK WAY		
MINNEOLA	FL	34715

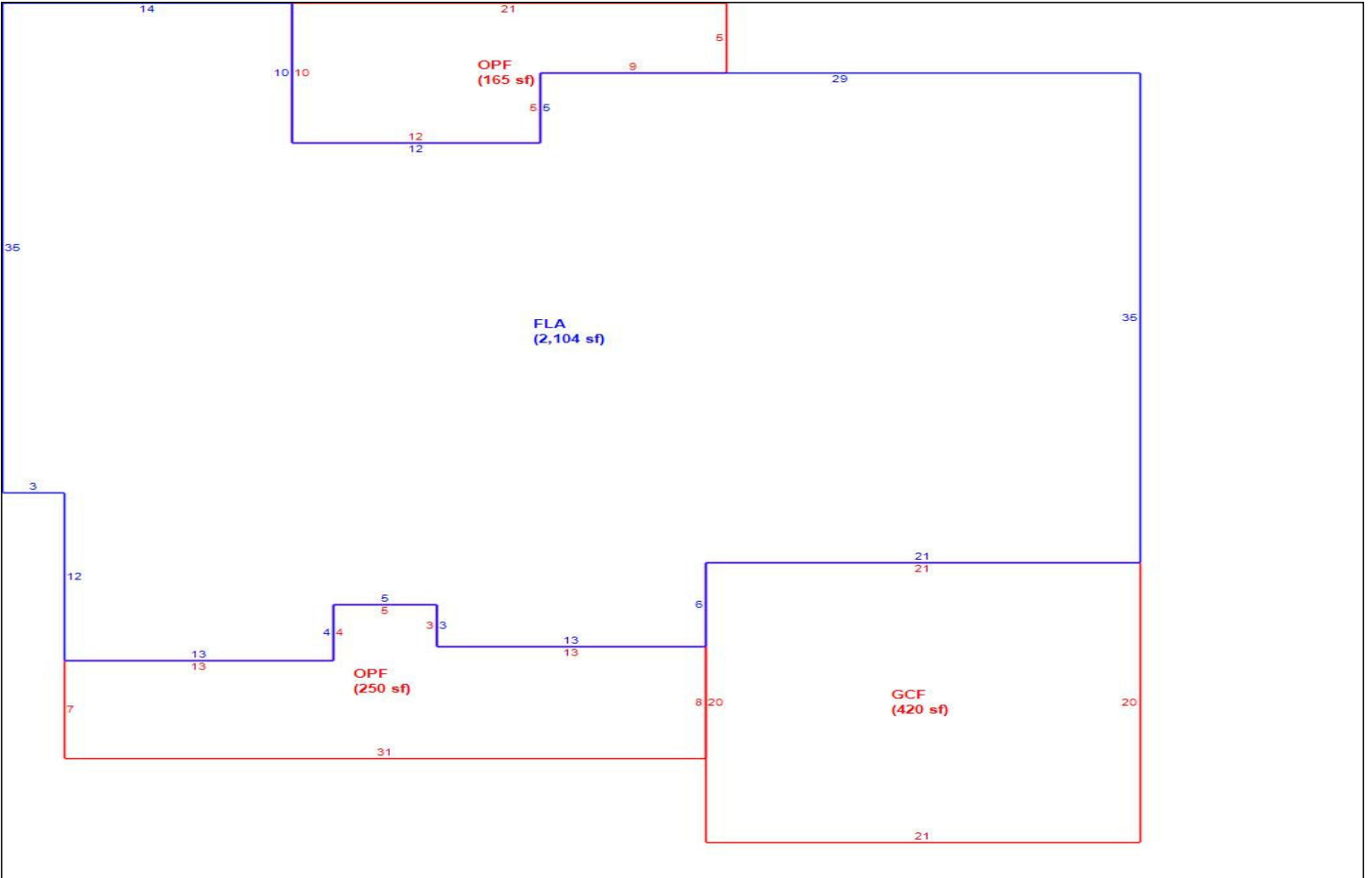
Comp 2

Property Location		
Site Address 921 BLACK OAK WAY		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
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

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 270,049
		Deprec Bldg Value	261,948
		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	2,104	2,104	2104	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	107.29	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	415	0	270,049	Wall Type	03	Heat Type	6
TOTALS		2,104	2,939	2,104	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					261,948				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 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 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 Comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
METZGER JOHN G & MARIA DEL PILAR ME		
930 WILLOW OAK LOOP		
MINNEOLA	FL	34715

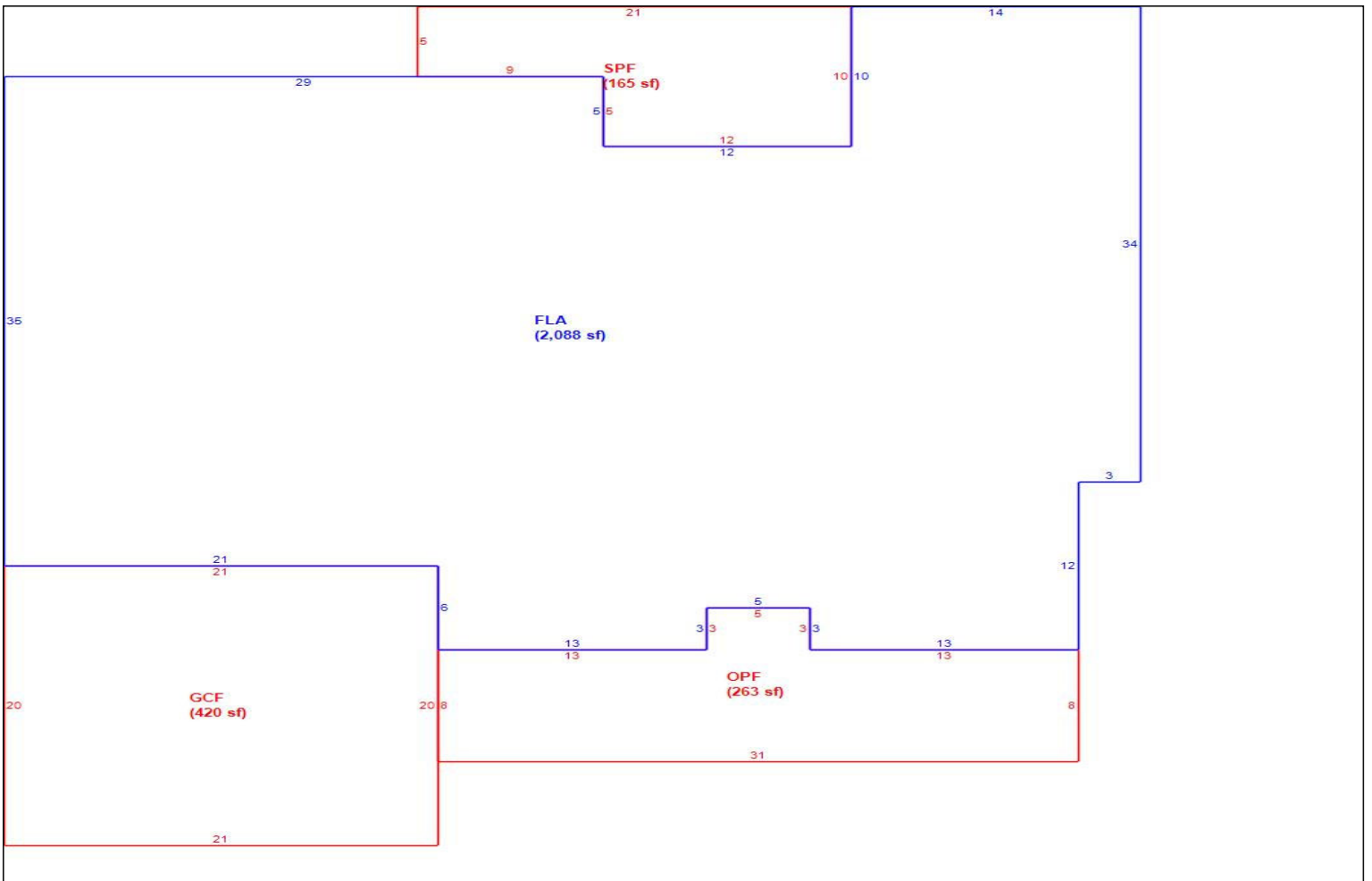
Comp 3

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

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	Multi Story 0
Replacement Cost		276,272	Deprec Bldg Value 267,984



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	2,088	2,088	2088	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	107.45	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	263	0	276,272	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	165	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,088	2,936	2,088	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	267,984			

Alternate Key 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0202 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	
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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