



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

At Key 383 7568

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0203</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AH4R Properties Two, LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	01-22-25-0800-000-01100 1951 Southern Oak Loop
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

Petition # 2024-0203	Alternate Key: 3827568	Parcel ID: 01-22-25-0800-000-01100	
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 1951 SOUTHERN OAK LOOP 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	\$ 328,946	\$ 328,946	
2. Assessed or classified use value, *if applicable	\$ 309,570	\$ 309,570	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 309,570	\$ 309,570	

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

Last Sale Date 4/14/2021 **Price:** \$263,000 Arm's Length Distressed **Book** 5689 **Page** 1425

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827568	3821680	3814554	3835780
Address	1951 SOUTHERN OAK LOOP	1121 HEATHER GLEN DR MINNEOLA	1209 OAK LEAF CT MINNEOLA	930 WILLOW OAK LOOP MINNEOLA
Proximity		0.44 Miles	0.32 Miles	0.26 Miles
Sales Price		\$400,000	\$390,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.00%	4.40%
Adjusted Sale		\$340,000	\$339,300	\$348,660
\$/SF FLA	\$163.98 per SF	\$186.30 per SF	\$185.92 per SF	\$166.98 per SF
Sale Date		12/28/2023	7/14/2023	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	2,006	1,825	9050	1,825	9050	2,088	-4100
Year Built	2005	2004	0	2003	0	2006	0
Constr. Type							
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	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	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	Deck	-732	none	0
Site Size							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 2.7%	9050	Net Adj. 2.5%	8318	-Net Adj. 1.5%	-5100
		Gross Adj. 2.7%	9050	Gross Adj. 2.9%	9782	Gross Adj. 1.5%	5100
Adj. Sales Price	Market Value \$328,946	Adj Market Value	\$349,050	Adj Market Value	\$347,618	Adj Market Value	\$343,560
	Value per SF 163.98						

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.

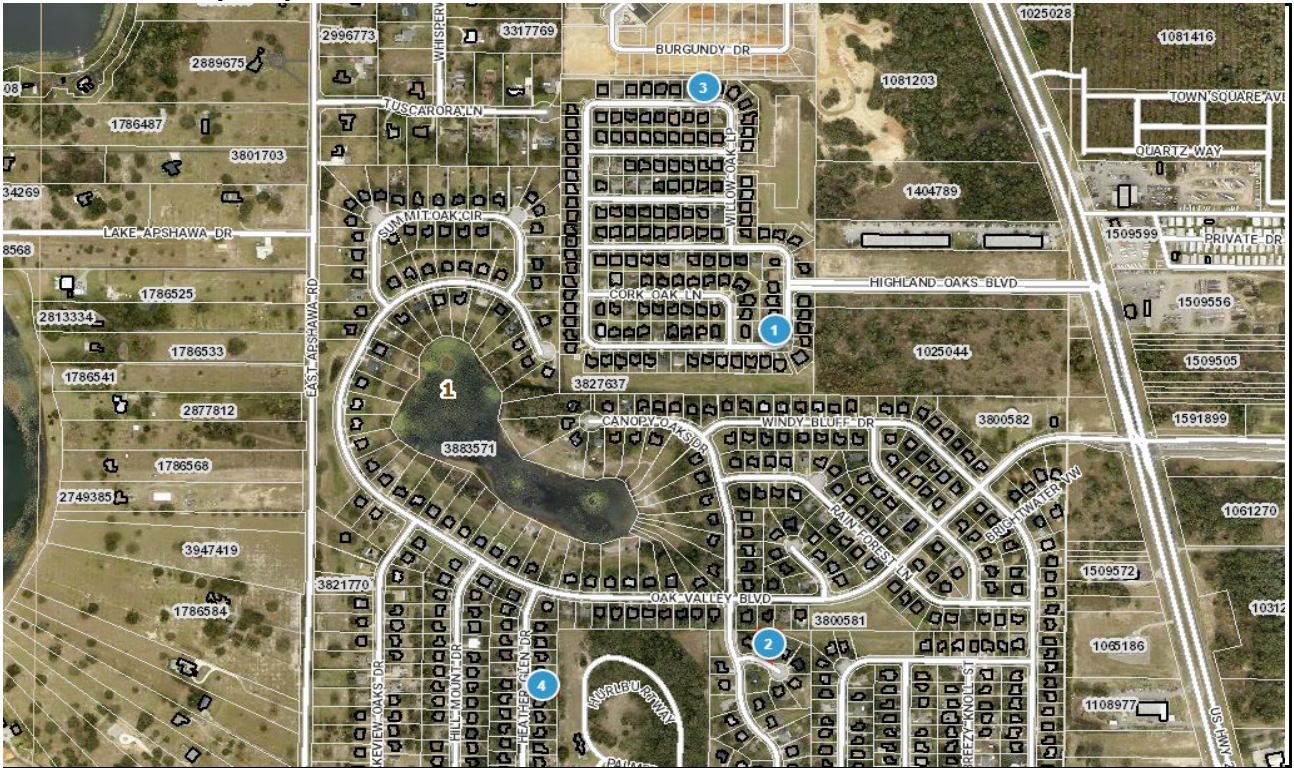
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0203 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3827568	1951 SOUTHERN OAK LOOP MINNEOLA	-
2	Comp 2	3814554	1209 OAK LEAF CT MINNEOLA	0.32
3	Comp 3	3835780	930 WILLOW OAK LOOP MINNEOLA	0.26
4	Comp 1	3821680	1121 HEATHER GLEN DR MINNEOLA	0.44
5				
6				
7				
8				

Alternate Key 3827568
 Parcel ID 01-22-25-0800-000-01100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 Subject
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
AH4R PROPERTIES TWO LLC		
23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

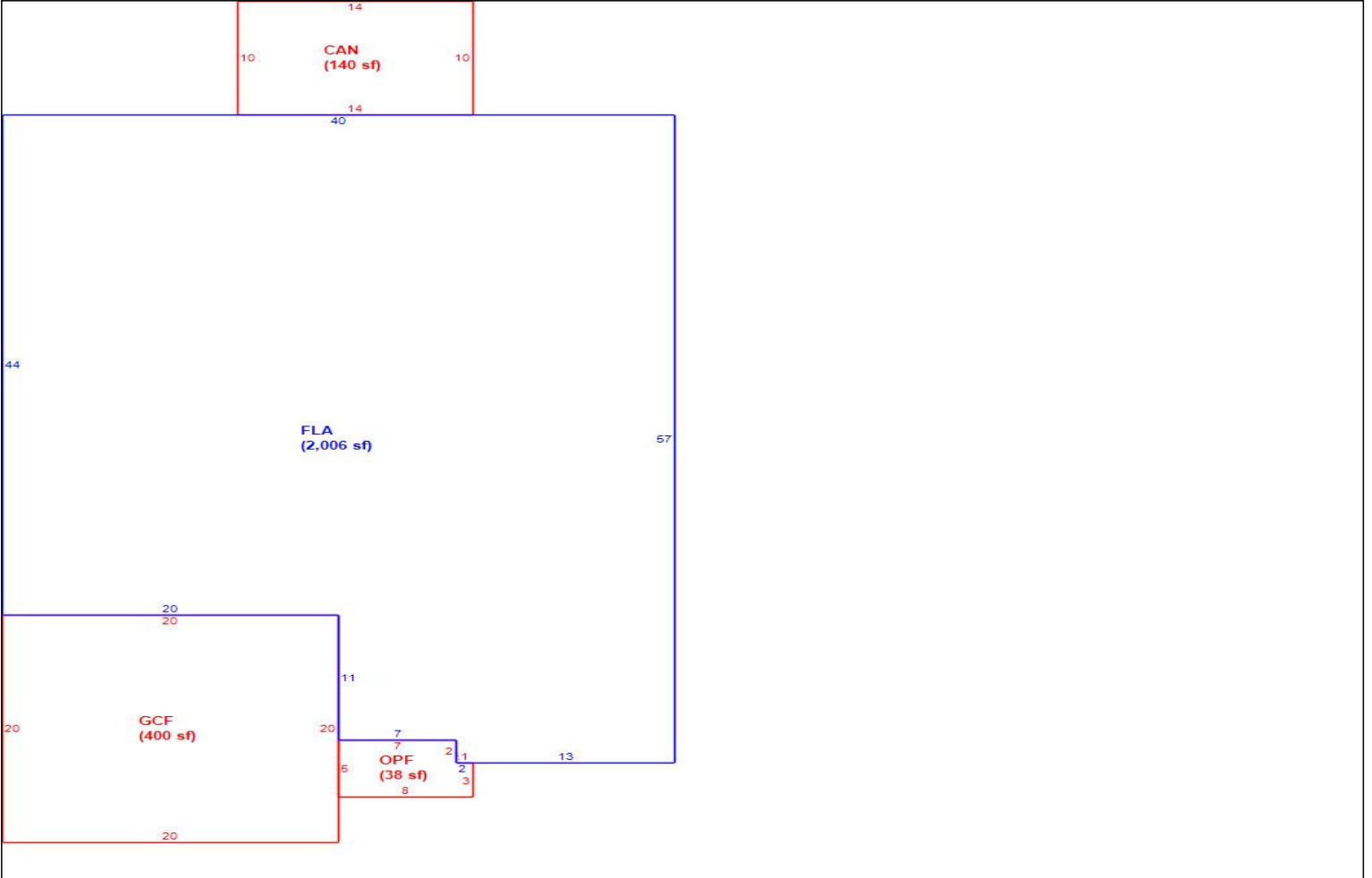
Subject

Property Location			
Site Address	1951 SOUTHERN OAK LOOP		
	MINNEOLA	FL	34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-17-202

Legal Description
HIGHLAND OAKS PHASE I PB 52 PG 30-31 LOT 11 ORB 5689 PG 1425

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 256,738
Deprec Bldg Value 249,036		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,006	2,006	2006	Effective Area	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.35	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	38	0	Building RCN	256,738	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	249,036	Roof Cover	3	Type AC	03
TOTALS		2,006	2,584	2,006						

Alternate Key 3827568
 Parcel ID 01-22-25-0800-000-01100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 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
2022 2006	SALE 448-05-07	01-01-2021 07-11-2005	03-17-2022 02-06-2006	1 10	0099 0000	CHECK VALUE SFR 1951 SOUTHERN OAK LP		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021052778	5689 1425 3062 1841 2595 2309	04-14-2021 11-23-2005 06-02-2004	WD WD WD	Q Q U	01 Q M	I I V	263,000 252,400 1				
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	249,036	0	328,946	19376	309570	0.00	309570	328946	320,822

Parcel Notes

06FC EF 110405 DN 020606
 08TR ATTEMPTED NOT KNOWN 14552 BRADDOCK OAK DR ORLANDO FL 32887 0001
 09TR NOT DELIVERABLE AS ADDRESSED 1951 SOUTHER OAK LOOP MINNEOLA FL 34715 1005
 11 ADD AC CRA 071911
 14TR NO SUCH NUMBER 1951 SOUTHERN OAK LOOP MINNEOLA FL 34715 1005
 15TR REFUSED 1951 SOUTHERN OAK LOOP MINNEOLA FL 34715 1005
 16TR NOT DELIVERABLE AS ADDRESSED 1951 SOUTHERN OAK LOOP MINNEOLA FL 34715 1005
 5689/1425 TAEKANAND & RAMRATTIE TIWARI TO AH4R PROPERTIES TWO LLC
 22 MLS SFR GOOD COND MOVE IN READY WOOD FLOORS IN BEDS TILE IN MAIN LIVING AREA RBB 081921
 22FCL VALUE IS OK MHS 031722

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Alternate Key 3821680
 Parcel ID 01-22-25-1507-000-36500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
MURARO DE OLIVEIRA VITOR & STEFANNI		
1121 HEATHER GLEN DR		
MINNEOLA	FL	34715

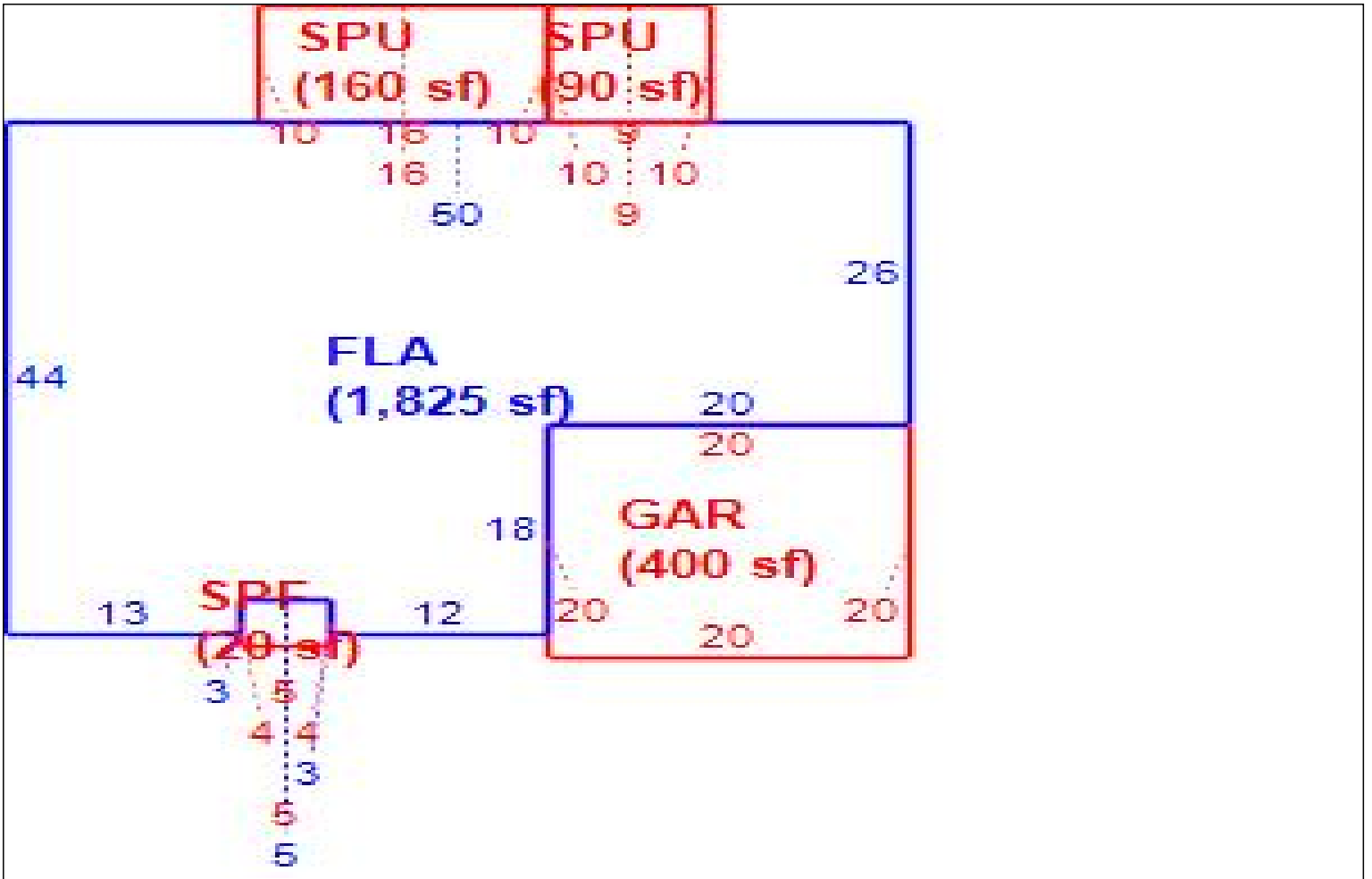
Comp 1

Property Location		
Site Address 1121 HEATHER GLEN DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE III SUB LOT 365 PB 50 PG 61-63 ORB 6264 PG 500

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 239,631
Deprec Bldg Value 232,442		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	1,825	1,825	1825	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.90	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	20	0	239,631	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	250	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,825	2,495	1,825	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	232,442			

Alternate Key 3821680
 Parcel ID 01-22-25-1507-000-36500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 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	
2008	340-07-10	10-24-2007	01-29-2008	7,995	0000	ELITE RM 12X9 & 12X16 BIRDCAGE	01-29-2008		
2005	694-04-08BEP	08-19-2004	01-05-2005	113,064	0000	SFR 3/2 1121 HEATHER GLEN DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157398	6264	0500	12-28-2023	WD	Q	01	I	400,000				
	2735	0194	12-14-2004	WD	Q		I	147,900				
	2612	1483	06-30-2004	WD	U	M	V	1				
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	232,442	0	312,352	0	312352	0.00	312352	312352	304,991	

Parcel Notes

05X VADX BELONGS TO JOHNNY SCALES
 08FC CAN4 TO SPU4 OPF3 TO SPF3 ADD MISC MHS 012908
 20 JOHNNY B SCALES 83 DECEASED 060620 STATE DEATH LIST FILE 2020096910 JLB 062220
 20CC SUBMITTED WX APP WITH DC NT 081920
 20X APPROVED EMMA FOR WX PREFILED FOR 2021 LD 082720
 6264/500 EMMA J SCALES TO VITOR & STEFANNIE MURARO DE OLIVEIRA HW

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Alternate Key 3814554
 Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 Comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
BOURNS KENESHA R & CHELSEA N HARG		
1209 OAK LEAF CT		
MINNEOLA	FL	34715

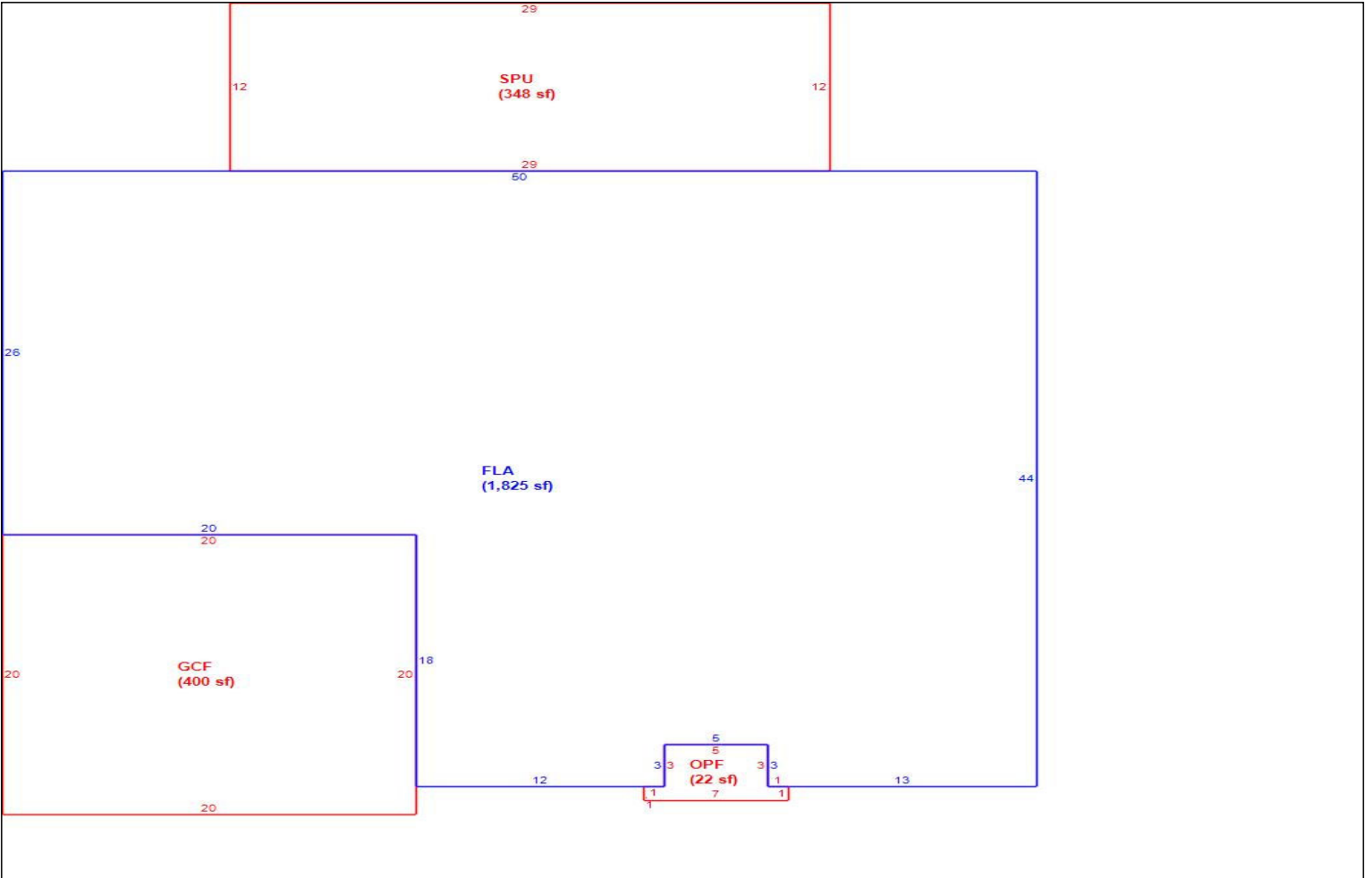
Comp 2

Property Location			
Site Address	1209 OAK LEAF CT		
	MINNEOLA	FL	34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-05-201

Legal Description
RESERVE AT OAK VALLEY PB 48 PG 30-31 LOT 27 ORB 6184 PG 1259

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 240,534
		Deprec Bldg Value	233,318
		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	1,825	1,825	1825	2003	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	108.90	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	22	0	240,534	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	348	0	EX	Foundation	3	Fireplaces	0	
		% Good	97.00		Condition	3		Type AC	03	
		Functional Obsol	0		% Good	3		Type AC	03	
TOTALS		1,825	2,595	1,825	Building RCNLD	233,318	Roof Cover	3	Type AC	

Alternate Key 3814554
 Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 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
DEC2	DECK - WOOD	208.00	SF	4.63	2018	2018	963.00	80.00	770

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-05-2019	1	0099	CHECK VALUE	02-05-2019		
2018	683-17-08	08-03-2017	02-23-2018	3,000	0002	SCRN ENCL 29X12	02-23-2018		
2018	559-17-06	06-27-2017	02-23-2018	14,167	0002	EXT PATIO	02-23-2018		
2018	SALE	01-01-2017	02-23-2018	1	0099	CHECK VALUE	02-23-2018		
2017	SALE	01-01-2016	03-28-2017	1	0099	CHECK VALUE	03-28-2017		
2004	285-03-05B	04-30-2003	03-25-2004	117,544	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023091398	6184 1259	07-14-2023	WD	Q	01	I	390,000					
2018057864	5111 1628	05-16-2018	WD	U	U	I	230,000					
2017040787	4930 0706	03-31-2017	WD	Q	Q	I	216,000					
2016130847	4878 1107	12-06-2016	CT	U	U	I	166,000					
	2383 0138	07-31-2003	WD	Q	Q	I	159,000					
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	233,318	770	313,998	0	313998	0.00	313998	313998	306,622	

Parcel Notes

2231/1048 CORRECTIVE DEED FOR 2220/1250 TO CORRECT LEGAL
 06 QG FROM 620 DN 052306
 4878/1107 CT VS ROBERT A STEEN ET AL PROP SOLD TO INVESTMENT RESOURCE ALLIANCE
 17FC SFR IS IN GOOD COND ON THE MKT BY HOME WISE REALTY GROUP NEW PAINT OUTSIDE QG FROM 625 MHS 032817
 4930/706 INVESTMENT RESOURCE ALLIANCE LLC TO DANELLA SWAIN & CARL LAWRENCE SCHULER HW
 17X COURTESY HX CARD SENT 051917
 18CC MAILED PORT FORM NT 111517
 18CC PORT APP SUBMITTED JRF 112117
 18FC SFR IS IN GOOD EXT COND ADD SPU4 AFTER SALE AND DELETE CAN4 AT 10X16 FOR 18 DN 022318
 5111/1628 CARL LAWRENCE & DANELLA SWAIN SCHULER TO DARREN MC DANIEL MARSH & ELIZABETH ANNE SCHULER HW
 18X COURTESY HX CARD SENT 062118
 19X COURTESY HX CARD SENT 010219
 19FC QG FROM 630 ADD MISC MHS 020519
 19TR KEYED FORWARDING ADDR OF 1209 OAK LEAF CT MINNEOLA FL 34715 6398
 6184/1259 DARREN MC DANIEL MARSH & ELIZABETH ANNE SCHULER NKA MARSH TO KENESHA R BOURNS & CHELSEA N HARGROVE MARRIED COUPLE

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 Comp 2
 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

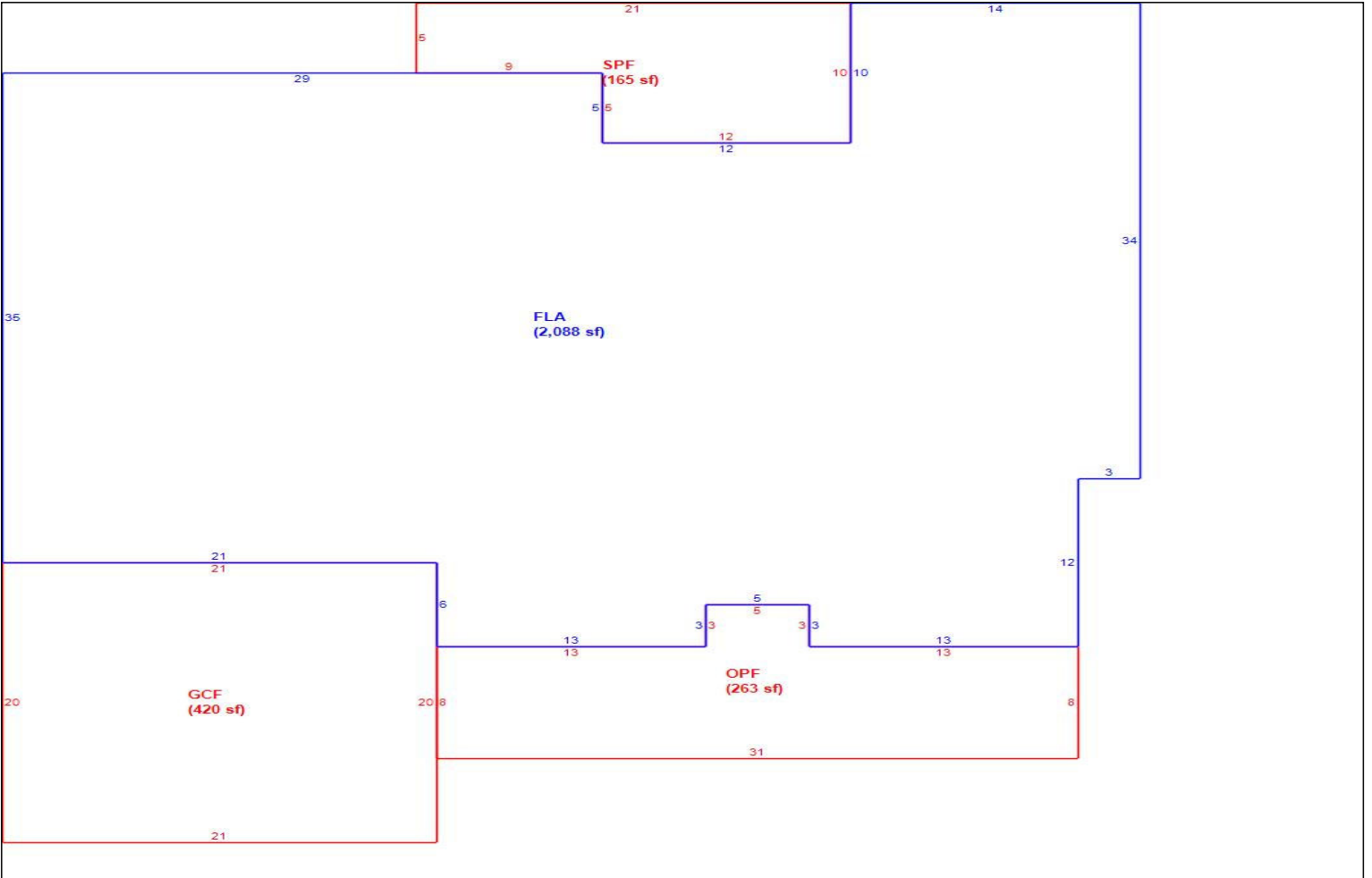
Comp 3

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	Replacement Cost 276,272
		Deprec Bldg Value	267,984
		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	2,088	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
					0				
					Functional Obsol				
					Building RCNLD	267,984			

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0203 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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