



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

Att Key 3784278

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), 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 reason 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.

**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.

<u>Robert L. Peyton</u>	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 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

<b>Petition #</b> 2024-0205	Alternate Key: 3784278	Parcel ID: 01-22-25-1500-000-08200	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1210 OAK VALLEY BLVD MINNEOLA		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> an Homes4 Rent, LLC; AMH 2015-1 BORI	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 310,361	\$ 310,361	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 263,060	\$ 263,060	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 263,060	\$ 263,060	

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

**Last Sale Date** 10/27/2014      **Price:** \$163,000       Arm's Length       Distressed      **Book** 4545      **Page** 1630

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3784278	3821680	3814554	3798063
<b>Address</b>	1210 OAK VALLEY BLVD MINNEOLA	1121 HEATHER GLEN DR MINNEOLA	1209 OAK LEAF CT MINNEOLA	1316 RAIN FOREST LN MINNEOLA
<b>Proximity</b>		0.27 Miles	0.06 Miles	0.08 Miles
<b>Sales Price</b>		\$400,000	\$390,000	\$380,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	2.00%	2.00%
<b>Adjusted Sale</b>		\$340,000	\$339,300	\$330,600
<b>\$/SF FLA</b>	\$170.06 per SF	\$186.30 per SF	\$185.92 per SF	\$186.99 per SF
<b>Sale Date</b>		12/28/2023	7/14/2023	7/19/2023
<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>	1,825	1,825	0	1,825	0	1,768	2850
<b>Year Built</b>	2002	2004	0	2003	0	2002	0
<b>Constr. Type</b>							
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.0	0	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	Deck	-732	none	0
<b>Site Size</b>	13598 SF	12593 SF	0	15864 SF	0	11250 SF	0
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 0.0%	0	-Net Adj. 0.2%	-732	Net Adj. 0.9%	2850
		Gross Adj. 0.0%	0	Gross Adj. 0.2%	732	Gross Adj. 0.9%	2850
<b>Adj. Sales Price</b>	Market Value <b>\$310,361</b>	Adj Market Value <b>\$340,000</b>		Adj Market Value <b>\$338,568</b>		Adj Market Value <b>\$333,450</b>	
	Value per SF 170.06						

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.

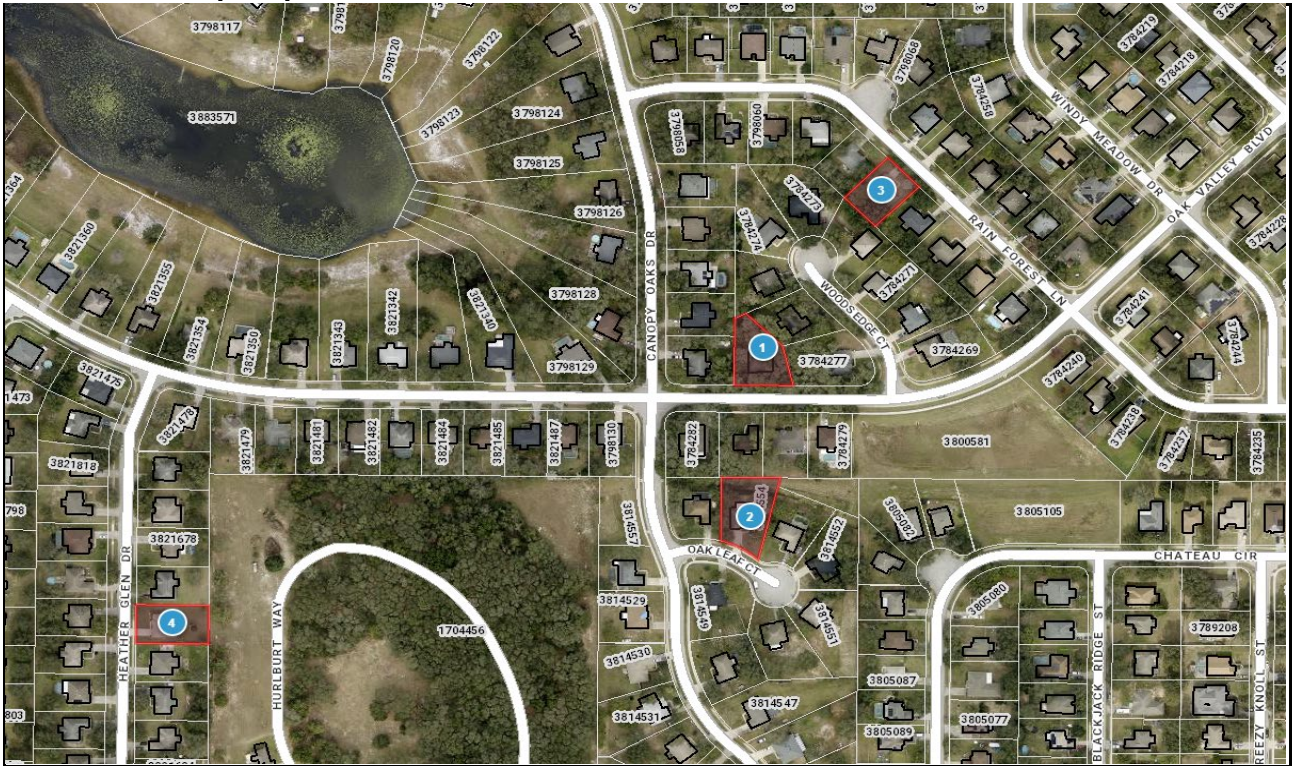
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0205 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3784278	1210 OAK VALLEY BLVD MINNEOLA	-
2	comp 2	3814554	1209 OAK LEAF CT MINNEOLA	0.06
3	comp 3	3798063	1316 RAIN FOREST LN MINNEOLA	0.08
4	comp 1	3821680	1121 HEATHER GLEN DR MINNEOLA	0.27
5				
6				
7				
8				

Alternate Key 3784278  
 Parcel ID 01-22-25-1500-000-08200

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

2024-0205 Subject  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

**Current Owner**  
 AMH 2015-1 BORROWER LP  
 ATTN PROPERTY TAX DEPT  
 23975 PARK SORRENTO STE 300  
 CALABASAS CA 91302-4012

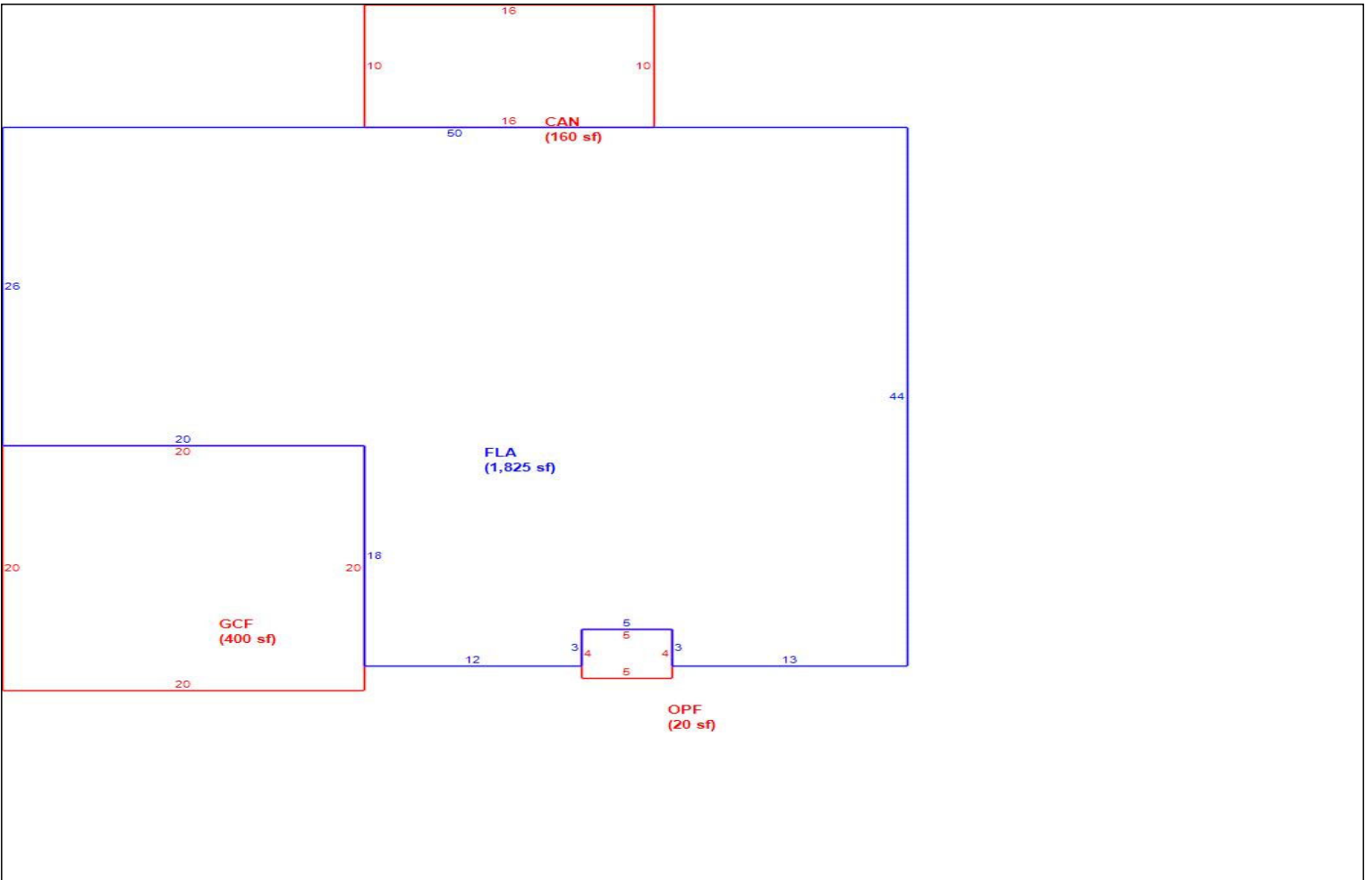
Subject

**Property Location**  
 Site Address 1210 OAK VALLEY BLVD  
 MINNEOLA FL 34715  
 Mill Group 00MI NBHD 0513  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** TRF 01-01-202

**Legal Description**  
 MINNEOLA, OAK VALLEY PHASE IA LOT 82 PB 40 PGS 78-79 ORB 5127 PG 2112

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 237,578 Deprec Bldg Value 230,451 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	2002					
GAR	GARAGE FINISH	0	400	0	Effective Area	1825	No Stories	1.00	Full Baths 2	
OPF	OPEN PORCH FINISHE	0	20	0	Base Rate	108.90	Quality Grade	670	Half Baths 0	
PAT	PATIO UNCOVERED	0	160	0	Building RCN	237,578	Wall Type	03	Heat Type 6	
TOTALS		1,825	2,405	1,825	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	230,451				

Alternate Key 3784278  
 Parcel ID 01-22-25-1500-000-08200

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

2024-0205 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
2015	SALE	01-01-2014	03-05-2015	1	0099	CHECK VALUE	03-05-2014	
2007	SALE	01-01-2006	01-26-2007	1	0000	CHECK VALUES	01-26-2007	
2003	292-02-07B	07-16-2002	02-07-2003	105,900	0000	SFR/1210 OAK VALLEY BLVD		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018071805	5127	2112	06-19-2018	WD	U	M	I	100			
	4545	1630	10-27-2014	WD	Q	Q	I	163,000			
	3320	2353	11-07-2006	QC	U	U	I	0			
	3222	2174	07-21-2006	WD	Q	Q	I	257,000			
	2227	0832	10-02-2002	WD	Q	Q	I	150,700			
<b>Total</b>											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	230,451	0	310,361	47301	263060	0.00	263060	310361	302,945

**Parcel Notes**

2067/701 CORRECTIVE DEED FOR 1799/1715 TO CORRECT LOT NUMBERS IN LEGAL DESC  
 2099/0777 CORR DEED TO CORR LEGAL DEED SHOWS 1715/171 SB 1799/1715 AND 1717 AND 2067/0701 TO CORR NOTARY  
 2227/832 PAUL GLASS MARRIED  
 03 LOC FROM 110 FD 021203  
 05 QG FROM 615 FER 040505  
 06 QG FROM 625 DN 052306  
 3222/2174 PAUL & SHERRY A GLASS TO MARK A & TONYA J MATTINGLY HW  
 3320/2353 MARK A & TONYA J MATTINGLY HW TTEES OF THE MATTINGLY FAMILY REVC TRS DTD 110706 SUCC DERED MAST AND TARA MAST  
 APPROVED LE PER EEH  
 07FC QG FROM 640 MHS 012607  
 14X MARK MATTINGLY ADDR CARD 1331 S HILLTOP RD DERBY KS CORRECT ADDR KM 081414  
 4545/1630 MARK A & TONYA J MATTINGLY INDIV & AS CO-TTEES TO AMERICA HOMES 4 RENT PROPERTIES SEVEN LLC  
 4545/1630 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL SHORT SALE  
 15FC SFR IN GOOD EXT COND IS FOR RENT 4072330013 WWWAH4R.COM DN 030515  
 5127/2112 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LP  
 5121/2112 M SALE INCL 16 PARCELS IN MULTI SUBS  
 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 3821680  
 Parcel ID 01-22-25-1507-000-36500

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

2024-0205 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

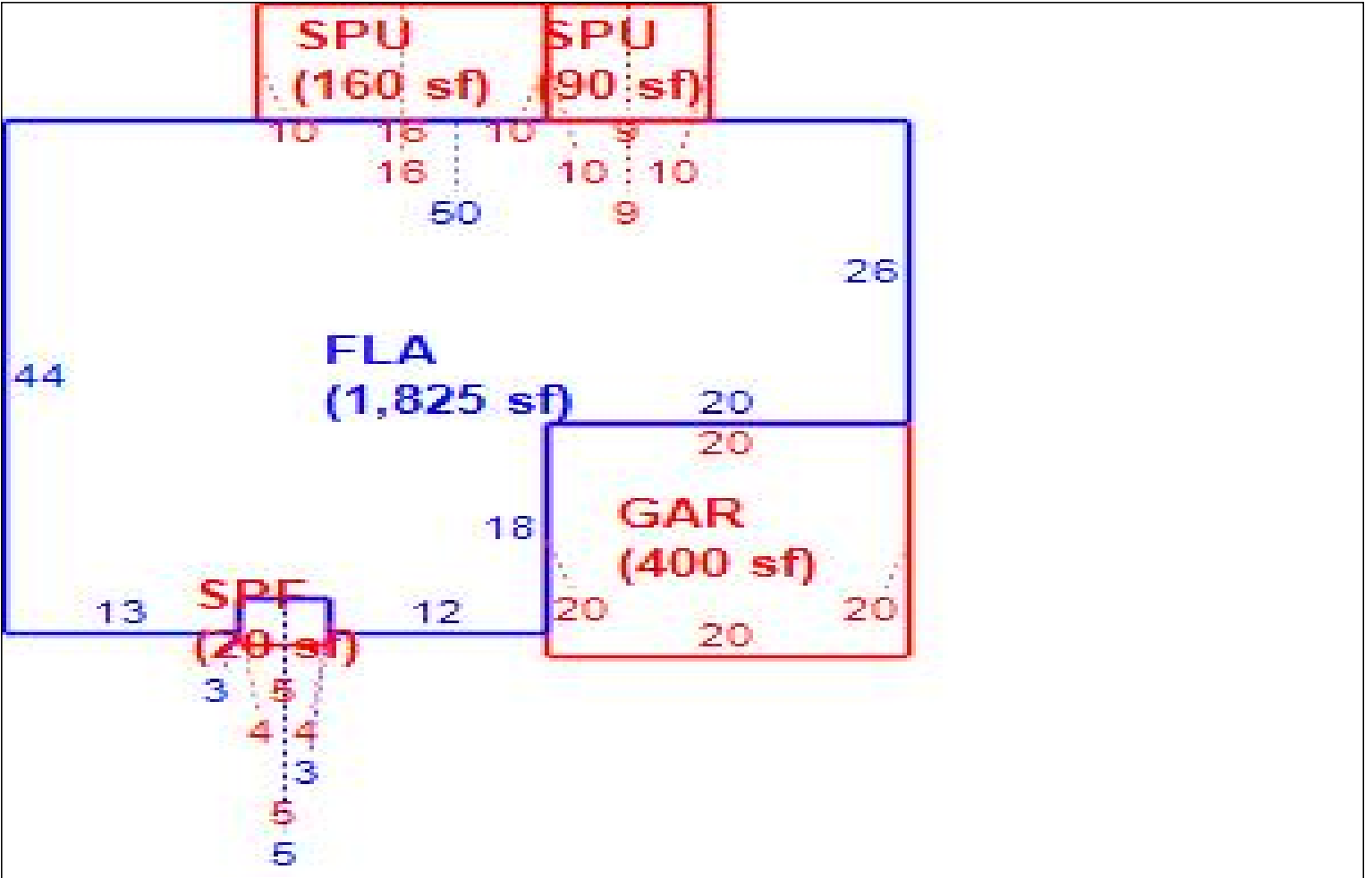
Comp 1

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

2024-0205 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

2024-0205 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

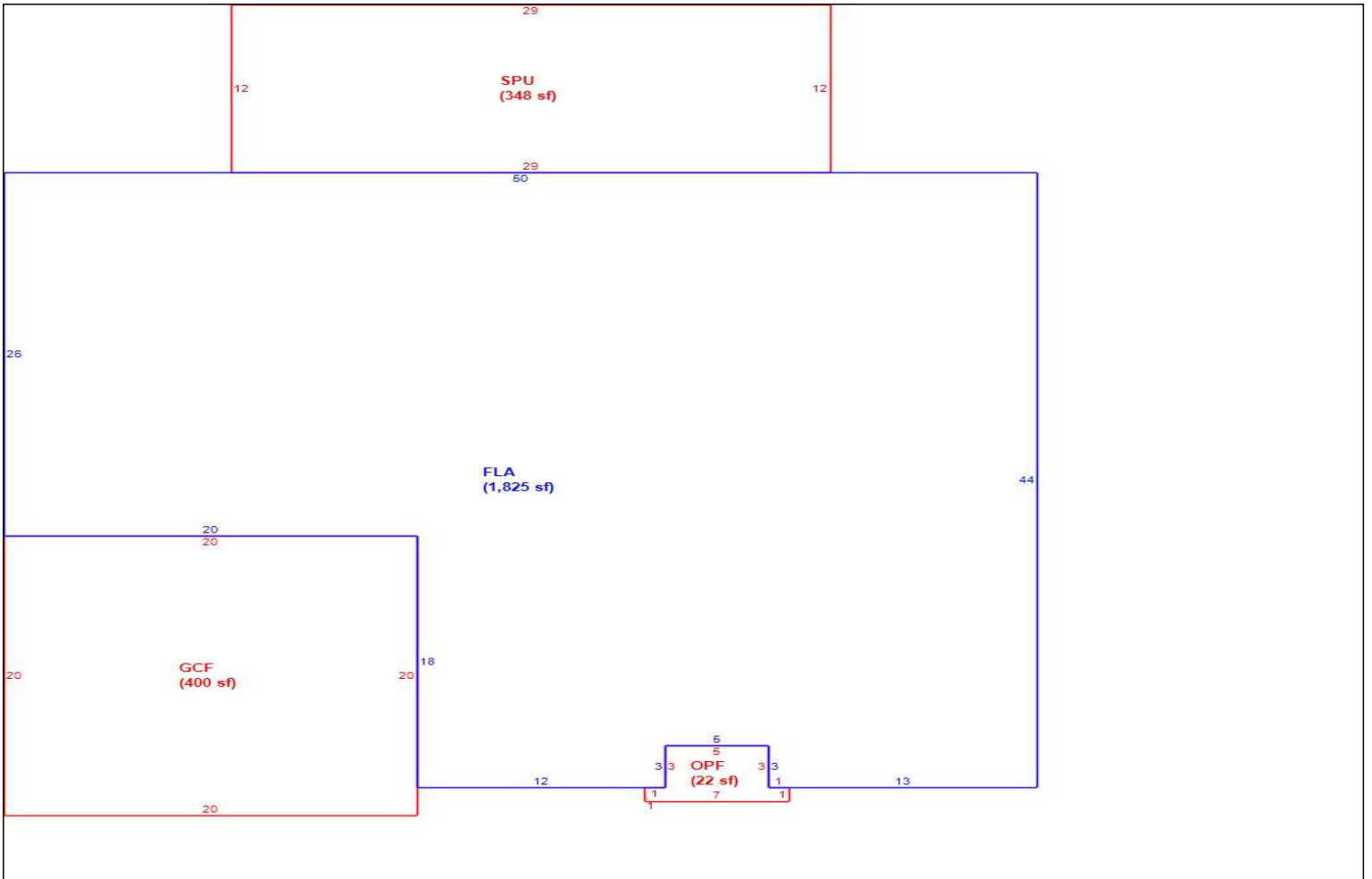
Comp 2

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	
TOTALS		1,825	2,595	1,825	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol					
					0					
					Building RCNLD					
					233,318					

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

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

2024-0205 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 3798063  
Parcel ID 01-22-25-1505-000-15600

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

2024-0205 Comp 3  
PRC Run: 12/3/2024 By  
Card # 1 of 1

Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

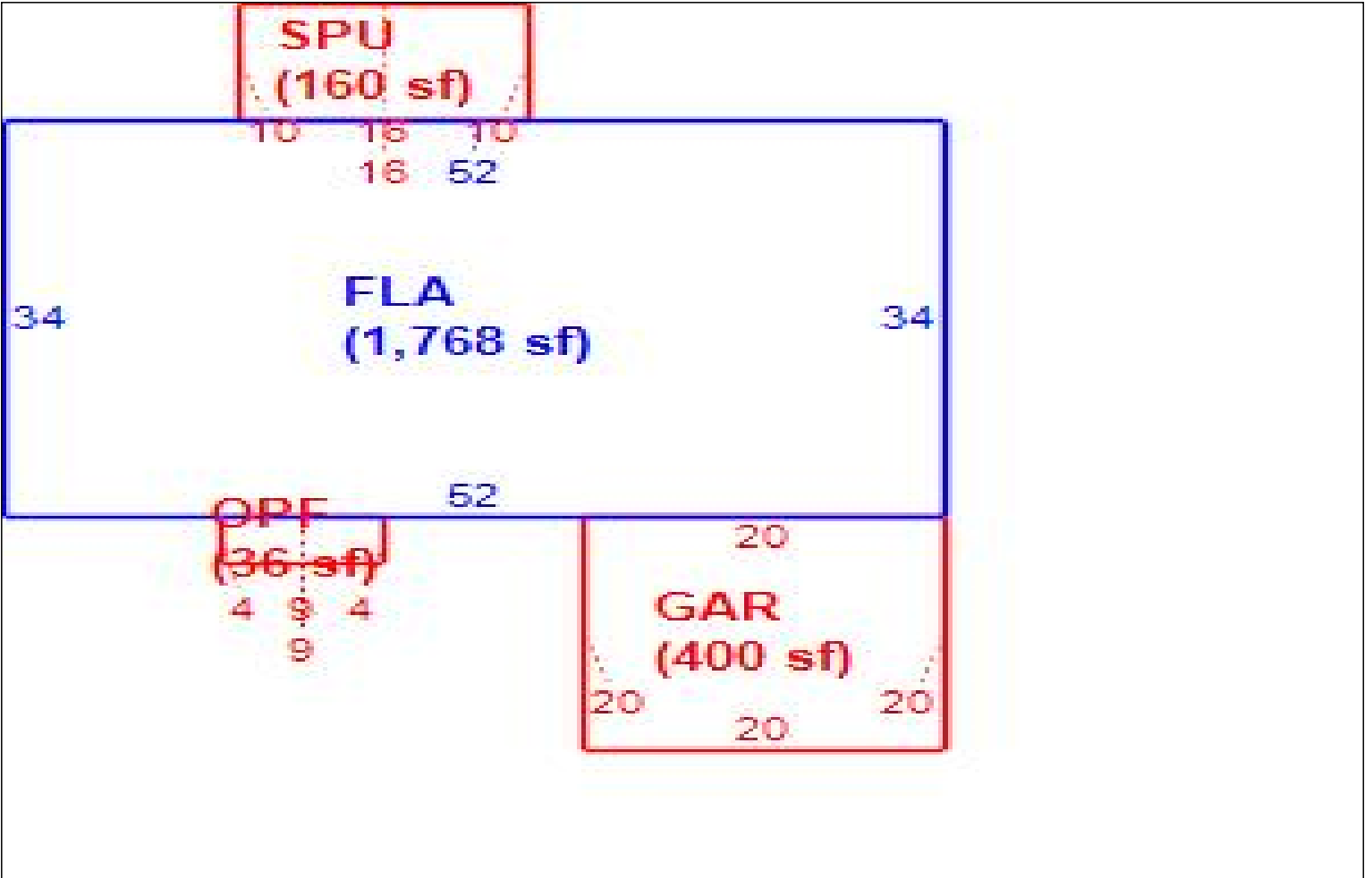
Comp 3

Property Location		
Site Address 1316 RAIN FOREST LN		
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 IB SUB LOT 156 PB 43 PGS 76-77 ORB 6182 PG 759

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 232,800
Deprec Bldg Value 225,816		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	1,768	1,768	1768	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	109.04	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	Condition	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	160	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,768	2,364	1,768	Building RCNLD	Roof Cover	3	Type AC	03

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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	
2012	11-00043	03-10-2011	12-02-2011	4,535	0002	WINDOW REPL (7) & EXT DOOR	12-02-2011		
2007	0007-06-01	01-01-2006	01-26-2007	5,403	0000	SCREEN ROOM 10X18	01-26-2007		
2003	0078-02-03B	02-20-2002	02-10-2003	102,900	0000	SFR/1316 RAIN FOREST LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023089686	6182	0759	07-19-2023	WD	Q	01	I	380,000	002	WIDOW	2024	5000
2022141021	6044	0432	10-21-2022	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2022032823	5912	0600	02-15-2022	WD	U	37	I	345,300	059	ADDITIONAL HOMESTEAD	2024	25000
	2297	0541	11-20-2002	WD	Q	Q	I	141,300				
	2058	1955	01-17-2002	WD	U	M	V	67,500				
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	225,816	0	305,726	0	305726	55,000.00	250726	275726	298,519	

**Parcel Notes**

03 LOC FROM 1.10 FD 021203  
 2297/541 AMERICAS FIRST HOME TO GRAHAM R & YVONNE M BOWDEN HW  
 05 QG FROM 615 FER 040505  
 06 QG FROM 620 DN 052306  
 07FC CHG CAN4 TO SPF4 QG FROM 635 MHS 012607  
 12FC SPF4 TO SPU4 YEAR OF SFR HAS NEW FRONT DOOR AND 7 NEW WINDOWS DN 120211  
 5912/599 GRAHAM RAYMOND BOWDEN 66 DECEASED 122121 DC  
 5912/600 YVONNE M BOWDEN TO OPENDOOR PROPERTY TRUST I  
 6044/432 OPENDOOR PROPERTY TRUST I TO PHILLIP DUANE DRERUP SINGLE  
 6182/759 PHILLIP D DRERUP TO ET AL VICKI L & TIMOTHY J HEIL HW AND RESSIE J GOINS SINGLE ONLY  
 24CC EFILE HX APP CP 022124  
 24X EMAILED REQUESTING SPOUSE INFO KCH 042424  
 24X RECEIVED VIA EMAIL SPOUSE INFO SCANNED EMAIL KCH 042624  
 24X HX AND WX APP WITH DC RECD BY EMAIL FOR RESSIE ALS 053124

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