

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

DR-486

Section 194.011, Florida Statutes Alf Key 382/47/ 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.

ल्लाम्बर्गान्यः । । । । । । । । । । । । । । । । । । ।	THE WALUE ADJUSTMENT BOARD (WAB)
Petition# 2024-0206 County	
	ED BY THE PERMININER
PART 1. Taxpayer Information	
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Con	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address 01-22-25-1506-000-34500 or TPP account # 1140 Hill Mount Drive
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 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I h documents that support my statement.	ave attached a statement of the reasons I filed late and any
your evidence to the value adjustment board clerk. Flo evidence. The VAB or special magistrate ruling will or	e considered. (In this instance only, you must submit duplicate copies of wida law allows the property appraiser to cross examine or object to your occur under the same statutory guidelines as if you were present.)
Type of Property  Res. 1-4 units Industrial and mis  Commercial Res. 5+ units Agricultural or classif	• • • • • • • • • • • • • • • • • • • •
PART 2. Reason for Petition Check one. If m	nore than one, file a separate petition.
<ul> <li>☑ Real property value (check one)</li> <li>☑ Denial of classification</li> <li>☐ Parent/grandparent reduction</li> <li>☐ Property was not substantially complete on January</li> <li>☐ Tangible personal property value (You must have time return required by s.193.052. (s.194.034, F.S.))</li> <li>☐ Refund of taxes for catastrophic event</li> </ul>	☐ Denial for late filing of exemption or classification
determination that they are substantially similar. (sometimes to be substantially similar.)  Enter the time (in minutes) you think you need to provide the substantially similar.	esent your case. Most hearings take 15 minutes. The VAB is not bound nultiple units, parcels, or accounts, provide the time needed for the entire
You have the right to exchange evidence with the property appraiser at least 15 dappraiser's evidence. At the hearing, you have the right You have the right, regardless of whether you initiate the formation release.	erty appraiser. To initiate the exchange, you must submit your ays before the hearing and make a written request for the property

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.

authorizing a representative listed in particular in the conficient in the form. It is confidential information from the particular information from the parti	
any confidential information related to e property described in this petition ar	
Print name	Date
nature	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
y's employee or you are one of the fo	llowing licensed
(taxpaver or an affiliated	entity)
(taxpayer or an annated	onaty).
).	RD6182
	).
•	·
·	· · · · · · · · · · · · · · · · · · ·
quired for access to confidential inform	nation from the property
o file this petition on the taxpayer's be g this petition and of becoming an ag this petition and the facts stated in it	ent for service of process
Robert Peyton	9/10/2024
Print name	Date
	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
sted in part 4 above.	
he licensed representatives or emplo	yees listed in part 4 above
irements of Part II of Chapter 709, F.s ized signature is in part 3 of this form	
AND (check one)	
yer's authorized signature is in part 3	of this form.
equired for access to confidential info	rmation from the property
thorized representative for purposes 3)(h), Florida Statutes, and that I have	of filing this petition and of e read this petition and the
	Date
	any confidential information related to exproperty described in this petition and print name  Print name  (taxpayer or an affiliated).  (taxpayer or an affiliated

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	# 2024-0206			Alternate K	ey: <b>3821471</b>	Parcel	ID: <b>01-22-25-15</b>	06-000-34500	
Petitioner Name The Petitioner is:	Ryan, LL  Taxpayer of Re	.C c/o Rober	t Peyton payer's agent	Property Address		L MOUNT DR	Check if Mu	ultiple Parcels	
Other, Explain:									
Owner Name	can Homes 4 R	ent, LLC; A	R Leasing Cor	Value from TRIM Notice	1	re Board Action	i value atteri	Board Action	
1. Just Value, red	quired			\$ 348,80	07 \$	348,8	07		
2. Assessed or c	•	ue. *if appli	icable	\$ 301,70	00 \$	301,7	00		
3. Exempt value,				\$	-				
4. Taxable Value,				\$ 301,70	00 \$	301,7	00		
*All values entered	d should be coun	ty taxable va	alues, School and	d other taxing	authority value	s may differ.	•		
Last Sale Date	6/17/2014	Prid	ce: \$141	,000	Arm's Length	✓ Distressed	Book <u>4518</u>	Page 2	
ITEM	Subje	ct	Compara	ble #1	Compar	able #2	Compara	able #3	
AK#	38214		38357		3805		3821		
Address	1140 HILL MO MINNEO		930 WILLOW MINNE		1104 CHA <sup>-</sup> MINNE		1439 GOLDEN MINNE		
Proximity			0.58 M	liles	0.49 [	Иiles	0.47 N	/liles	
Sales Price			\$390,0		\$420,		\$480,000		
Cost of Sale			-15%		-15		-15		
Time Adjust			4.40		4.00		1.20		
Adjusted Sale	Ф4 <b>Г</b> О СО	05	\$348,6		\$373,		\$413,		
\$/SF FLA Sale Date	\$158.69 p	er SF	\$166.98 1/31/2		\$161.12 2/23/2		\$178.58 9/12/2		
Terms of Sale			I/3 I/2	Distressed	Z/Z3//  ✓ Arm's Length	_	9/12/2 ✓ Arm's Length	Distressed	
Terris or Sale			7 Amis Eengar	Distressed	74III 3 Eerigai (	Distressed	74111 3 Eerigai	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,198		2,088	5500	2,320	-6100	2,317	-5950	
Year Built	2004		2006	0	2004	0	2004	0	
Constr. Type									
Condition	Good		Good	0	Good	0	Good	0	
Baths	2.0		2.1	-1000	2.1	-1000	2.0	0	
Garage/Carport	2 Car		2 Car	0	2 Car	0	2 Car	0	
Porches	Open Finished		Open Finished		Open Finishe		Open Finished		
Pool	N		N	0	N 0	0	Y 0	-20000	
Fireplace AC	0 Central		0 Central	0	Central	0	Central	0	
Other Adds	none		none	0	none	0	none	0	
Site Size	15765 SF		8250 SF	0	15412 SF	0	21276 SF	0	
Location	Subdivision		Subdivision	0	Subdivision	0	Subdivision	0	
View	Residential		Residential	0	Residential	0	Residential	0	
-			Net Adj. 1.3%	4500	-Net Adj. 1.9%	-7100	-Net Adj. 6.3%	-25950	
			Gross Adj. 1.9%	6500	Gross Adj. 1.9%		Gross Adj. 6.3%	25950	
	Market Value	\$348,807	Adj Market Value	\$353,160	Adj Market Value	\$366,700	Adj Market Value	\$387,810	
Adj. Sales Price	Value per SF	158.69	<del>                                     </del>	, ,	,	+ <b>, · • •</b>	<del>                                     </del>	, , • . •	
	value per or	100.00							

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

#### 2024-020€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3821471	1140 HILL MOUNT DR MINNEOLA	-
2	comp 3	3821738	1439 GOLDEN POND DR MINNEOLA	0.47
3	comp 1	3835780	930 WILLOW OAK LOOP MINNEOLA	0.58
4	comp 2	3805095	1104 CHATEAU CIR MINNEOLA	0.49
5				
6				
7				
8				

Parcel ID 01-22-25-1506-000-34500

**Current Owner** 

AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS CA 91302-4012

LCPA Property Record Card Roll Year 2024 Status: A

Subject

2024-0206 Subject PRC Run: 12/3/2024 By

Card # 1 of 1

Property Location

Site Address 1140 HILL MOUNT DR MINNEOLA FL 34715

00MI NBHD 0513

Property Use Last Inspection

Mill Group

00100 SINGLE FAMILY

PJF 01-24-201

Legal Description

OAK VALLEY PHASE II PB 50 PG 58-60 LOT 345 ORB 4518 PG 2

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 Acres   0.00   JV/Mkt     Classified Acres   0   Classified JV/Mkt									l Adj JV/Mk d Adj JV/Mk			79,910 0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 277,213 Deprec Bldg Value 268,897 Multi Story 0

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,198	2,198	2198	Effective Area	2198	l · ·			
GAR	GARAGE FINISH	0	440	0			No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	20	0	Base Rate	106.27	Quality Grade	070	Half Baths	_
PAT	PATIO UNCOVERED	0	187	0	Building RCN	277,213	Quality Grade	670	Hall Dallis	0
SPF	SCREEN PORCH FINIS	0	176	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''		,,	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2 109	3,021	2,198	_		D. of O	_	Tuna AC	
	TOTALS	2,190	3,021	2,190	Building RCNLD	268,897	Roof Cover	3	Type AC	03

Alternate Key 3821471 Parcel ID 01-22-25-1506-000-34500

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

2024-0206 Subject PRC Run: 12/3/2024 By

Card # 1 of 1

Total

0.00

Miscellaneous Features \*Only the first 10 records are reflected below Unit Price Effect Yr RCN %Good Code Units Туре Year Blt Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description **Review Date** 21-04-01 01-01-2004 07-16-2004 141,652 0000 **SFR** 2005 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 0002 06-17-2014 U 4518 CT U 141,000 3964 0269 10-21-2010 QC U 100 U U 3156 1933 04-28-2006 QC 1 2539 1012 03-30-2004 WD Q Q 160,400 0067 U 2436 10-15-2003 WD М V

	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	268 897	0	348 807	47107	301700	0.00	301700	348807	340 079			

#### Parcel Notes

3156/1933 ORRIN & CHRISTA BEGGS QC TO ET AL ORRIN BEGGS MARRIED AND WILLIAM AND DEBRAH MOLINE HW ONLY 3964/269 ORRIN & CHRISTA BEGGS TO WILLIAM & DEBRAH MOLINE HW

4518/2 CT VS ORRIN BEGGS AND WILLIAM MOLINE ET AL PROP SOLD TO AMERICAN RESIDENTIAL LEASING COMPANY LLC

15TR REFUSED 7047 E GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117

16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516

17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

<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

2024-0206 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

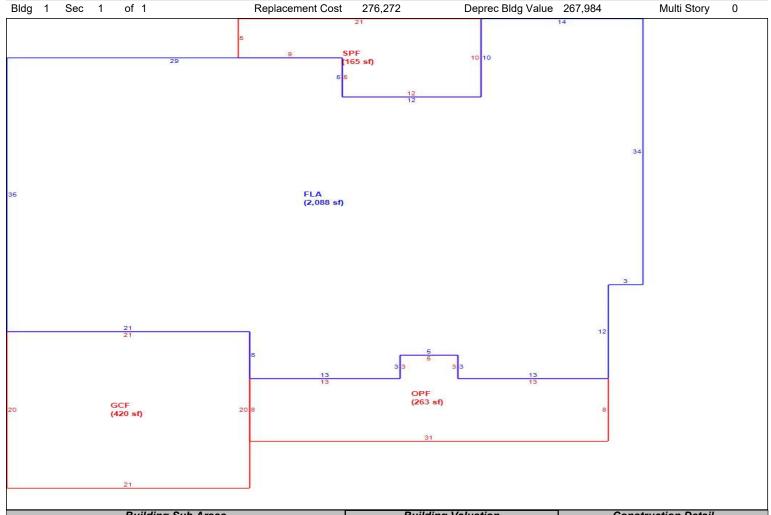
SINGLE FAMILY DN 01-20-201

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	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   Classified Acres   0   Classified JV/Mkt   79,									    Adj JV/M     Adj JV/M			79,910 0

Sketch



	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n 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	2,088 420		Effective Area	2088	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	١	263	0	Base Rate	107.45	140 Otolico	1.00		
SPF	SCREEN PORCH FINIS	0	165	0	Building RCN	276,272	Quality Grade	670	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	•	Fireplaces	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,088	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

2024-0206 Comp 1 PRC Run: 12/3/2024 By

Card # 1 of 1

Total

55,000.00

Miscellaneous Features \*Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Type %Good Apr Value Description **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date **REPL WINDOWS 11** 1634-23-12 12-13-2023 04-23-2024 18,519 0002 04-23-2024 2024 CHECK VALUE SALE 01-01-2016 01-20-2017 0099 01-24-2017 2017 **IMPS** 01-01-2016 01-20-2017 8000 CK OPF 4 01-24-2017 2017 SALE 01-01-2008 01-09-2009 0000 **CHECK VALUE** 01-12-2009 2009 0083-06-03 02-04-2006 10-12-2006 236,751 0000 SFR 930 WILLOW OAK LOOP 10-12-2006 2007

			Sales Informa	ation						Exemptions		
Instrument No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023012542 2016056271	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	Q Q U Q U	01 Q U Q M	 	390,000 213,500 108,400 330,000	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	5000 25000 25000

					Value Sเ	ımmary				
La	and 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

<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

01-22-25-1525-000-25300

Current Owner

WALKER EDWIN JR & DIANA Z

MINNEOLA  $\mathsf{FL}$ 34715 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 2

2024-0206 Comp 2 12/3/2024 By PRC Run:

> Card # 1 of 1

**Property Location** Site Address 1104 CHATEAU CIR

MINNEOLA FL 34715

00MI NBHD Mill Group 0513 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-24-201

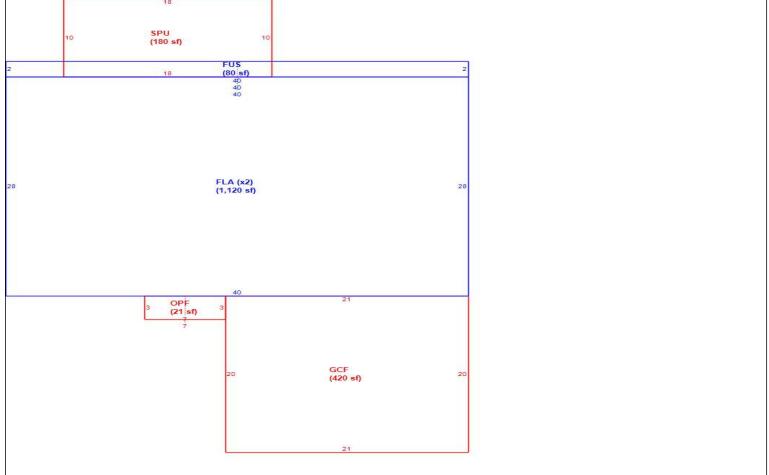
Legal Description

1104 CHATEAU CIR

MINNEOLA, OAK VALLEY PHASE 4B SUB LOT 253 PB 46 PG 46 ORB 6107 PG 865

Lan	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 A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	ct		79,910		
	Cla	assified A	cres	0] (	Classified JV/Mkt 79	,910		Classified	d Adj JV/Mk	ct		0		
						Sketch								

Bldg 1 1 of 1 Replacement Cost 271,108 Deprec Bldg Value 262,975 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuatio	n	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4	
FLA FUS	FINISHED LIVING AREA FINISHED AREA UPPER	2,240 80	2,240 80	2240 80	Effective Area	2320	No Stories	2.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	00	Base Rate	95.95					
OPF	OPEN PORCH FINISHE	Ö	21	0	Building RCN	271,108	Quality Grade	670	Half Baths	1	
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Foundation	•	Fireplaces		
					Functional Obsol	0	Foundation	3	Fileplaces	0	
	TOTALS	2,320	2,941	2,320	Building RCNLD	262 975	Roof Cover	3	Type AC	03	

Alternate Key 3805095 Parcel ID 01-22-25-1525-000-25300

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0206 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					
2007 2005	91-11-05 SALE 530-03-08B 530-03-08B	05-12-2011 01-01-2006 01-01-2004 08-13-2003	12-02-2011 03-28-2007 06-22-2004 01-01-2004	5,000 1 1 1 151,675	0000 0000	REROOF CHECK VALUI SFR FOR 2009 SFR		12-02-2011 03-28-2007						
		Sale	s Information				Evor	nntions						

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023028988 2022132430	6107 6034 3058 3058 2496	0865 0652 0759 0756 1758	02-23-2023 09-23-2022 01-06-2006 01-06-2006 01-23-2004	WD WD WD WD	00000	01 01 Q Q Q		420,000 330,000 278,500 278,500 157,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

	value Summary												
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu				
79,910	262,975	0	342,885	0	342885	50,000.00	292885	317885	334,590				

#### Parcel Notes

03 LOC FROM 110 FD 021203

3058/756 CHRISTOPHER D & COLLEEN M DARONE TO PRUDENTIAL RELOCATION INC

3058/759 ANGELA LEMA SINGLE

06 QG FROM 450 DN 060606

07FC QG FROM 590 MHS 032807

12FC SFR HAS NEW SHINGLES SFR HAS CRACKS STUCCO VERY THIN IN FAIR COND IS A RENTAL SFR DN 120211

6034/652 ANGELA LEMA TO CORREA GROUP INVESTMENT INC

6107/865 CORREA GROUP INVESTMENT INC TO EDWIN JR & DIANA ZULAY WALKER HW

24CC EFILE HX APP CP 021524

<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 01-22-25-1507-000-41700

Current Owner

of 1

FAYISH JARON C & BREANNA K

1439 GOLDEN POND DR

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

Comp 3

2024-0206 Comp 3 12/3/2024 By PRC Run:

Mill Group

Deprec Bldg Value 276,425

Card # 1 of 1

Multi Story

**Property Location** 

Site Address 1439 GOLDEN POND DR MINNEOLA FL 34715

00MI NBHD 0513

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-24-201

Legal Description

Bldg 1

Sec 1

MINNEOLA, OAK VALLEY PHASE III SUB LOT 417 PB 50 PG 61-63 ORB 6211 PG 1294

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			Tota	Adj JV/Mk	ct		79,910
	Cla	assified A	cres	0	Classified JV/Mkt 79	910		Classified	M/VI. ibA h	rt l		0

Sketch

284,974

Replacement Cost

(160 sf) FLA (2,317 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,317 0	2,317 400	2317 0	Ellective Area	2317	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	211	0	Base Rate Building RCN	104.98 284,974	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	2,317	2,928	2,317	Building RCNLD	276,425	Roof Cover	3	Type AC	03

Alternate Key 3821738 Parcel ID 01-22-25-1507-000-41700

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

PRC Run: 2024-0206 Comp 3 12/3/2024 By

Card # 1 of 1

	Non real 2024 Ctatus. A													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	2004	2004	10920.00	85.00	9,282					
PLD2	POOL/COOL DECK	502.00	SF	5.38	2004	2004	2701.00	70.00	1,891					
SEN2	SCREEN ENCLOSED STRUCTURE	1633.00	SF	3.50	2004	2004	5716.00	52.50	3,001					
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	52.50	3,675					

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	Review Date	CO Date				
2005 2005	419-04-04B 410-04-04B	04-29-2004 04-27-2004	01-03-2005 01-03-2005	32,097 143,764	0000	15X30 POOL SFR							
	Sales Information Exemptions												

				Sales Inform	ation					Exemptions				
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
202311	3590	6211 4176 4162 2652 2544	1294 1773 1939 0124 2278	09-12-2023 06-04-2012 03-02-2007 08-31-2004 03-25-2004	WD TR QC WD WD	Q U U Q U	01 U U Q M	<>	480,000 0 100 215,200 1	039 059	HOMESTEA ADDITIONAL HOMI	- 1	2024 2024	
										Total				50,000.00

	Value Su	ımmary				
Market Value	Deferred Amt	Assd Value	Cntv Ex Amt	Co Tax Val	Sch Tax Val	Previo

79,910	276,425	17,849	374,184	0	374184	50,000.00	324184	349184	365,424
				Parcel No	otes				

2652/124 GARY REISINGER SINGLE

Land Value

2732/2426 DEC OF DOM FOR GARY J REISINGER RESIDENT SINCE 100104

Misc Value

05X CIVDX BELONGS TO GARY J REISINGER

Bldg Value

12X GARY JOHN REISINGER 47 DECEASED 122311 FL DEATH LIST

4162/1939 GARY J REISINGER LE REM GARY J REISINGER TTEE DTD 030207

4176/1773 MARGARET REISINGER TTEE OF THE GARY J REISINGER TR DTD 030207 TO MARGARET REISINGER

4176/1773 PER #7 IN DEED REPRESENTATION OF TRUSTEE STATES MARGARET IS TTEE OF TRUST

12X HUGO REISENGER 45 DECEASED 03081979 DC

15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015

6211/1294 MARGARET REISINGER TO JARON CHRISTOPHER & BREANNA KIMBERLY FAYISH HW

24CC EFILE HX APP CP 022824

<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.\*\*\*