

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING Section 194.011, Florida Statutes Alt Key 3811323

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.

	COMPRENE	DEVGLE	<u>ak of the val</u>	LUEADJUSTIME	NT EOARD (M		5 3 5 5 5
Petition # <i>ADA</i>	4-0220		County Lake		ax year 2024	Date received	9.12.24
		COL	IPLETED BY T	RECEMBONER			\$
PART 1. Taxpayer	Information	н					194 <mark>99</mark>
Taxpayer name: Ame	erican Homes 4 Rent,	LLC; AMH 20	015-1	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Sco Scottsdale, AZ 8		Ste 650	Parcel ID and physical address or TPP account #	0722261705- 432 Trade Wi		
Phone 954-740-624	40			Email	ResidentialAp	peals@ryan.c	om
The standard way to	receive informat	ion is by U	S mail. If possible	e, I prefer to receiv	e information b	y 🗹 email	🗌 fax.
	etition after the pe support my state		lline. I have attac	hed a statement of	f the reasons I	filed late and a	ny
your evidence to evidence. The V Type of Property	the value adjustm AB or special mag Res. 1-4 units	ent board c gistrate rulir Industrial a	lerk. Florida law a ng will occur unde	red. (In this instanc llows the property a r the same statuto Is High-water rea Vacant lots and	appraiser to cros ry guidelines as charge	ss examine or ot	oject to your sent.) alornonprofit
						usiness machiner	y, equipment
PART 2. Reason f	en and a second seco			one, file a separ	ate petition.		้อ :
Real property va Denial of classifice		decrease	increase	Denial of exer	nption Select o	r enter type:	
Parent/grandpare Property was not Tangible persona return required by Refund of taxes t	substantially con l property value (v s.193.052. (s.19	You must l 14:034, F.S	nave timely filed	(Include a date a_Qualifying impro	e-stamped copy vement (s. 193.7 control (s. 193.15	otion or classific y of application 1555(5), F.S.) or 0 55(3), 193.1554(.) change of
determination	that they are sub	stantially si	milar. (s. 194.01	rcels, or accounts 1(3)(e), (f), and (g), F.S.)		
by the requeste group.	ed time. For single	joint petitio	ns for multiple un	r case. Most heari its, parcels, or acco dates. I have attac	ounts, provide th	ne time needed f	
			•				
You have the right to evidence directly to appraiser's evidence	the property app	raiser at lea	ast 15 days befor	e the hearing and			
You have the right, a of your property reco information redacted to you or notify you	ord card containin d. When the prop	ng informat erty apprai	ion relevant to th	e computation of y	our current as	sessment, with	confidential

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 author without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to cor collector.	r representation to this form.	
I authorize the person I appoint in part 5 to have access to any concerning the person I appoint in part 5 to have access to any concerning the person I declare that I am the owner of the proprietition and the facts stated in it are true.	onfidential information related to erty described in this petition and	this petition. d that I have read this
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 em representatives.	e ployee or you are one of the foll	owing licensed
I am (check any box that applies): An employee of A Florida Bar licensed attorney (Florida Bar number	(taxpayer or an affiliated e	entity).
A Florida real estate appraiser licensed under Chapter 475, Flo	/· rida Statutes (license number —	RD6182).
A Florida real estate broker licensed under Chapter 475, Florida	a Statutes (license number).
A Florida certified public accountant licensed under Chapter 473	3, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is required appraiser or tax collector.	for access to confidential information	ation from the property
Under penalties of perjury, I certify that I have authorization to file that the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this p	petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in	part 4 above.	
I am a compensated representative not acting as one of the lice AND (check one)	ensed representatives or employ	ees listed in part 4 above
Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR [] the taxpayer's authorized signature of taxpayer's authorized signayer's authorized signature of ta		., executed with the
I am an uncompensated representative filing this petition AND (check one)	
the taxpayer's authorization is attached OR I the taxpayer's a	authorized signature is in part 3 o	
I understand that written authorization from the taxpayer is required appraiser or tax collector.	d for a second to confidential inform	f this form.
	a for access to confidential inform	
Under penalties of perjury, I declare that I am the owner's authorize becoming an agent for service of process under s. 194.011(3)(h), F facts stated in it are true.	ed representative for purposes o	nation from the property of filing this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				RES	SIDENTIA	L			
The Petitioner Is: □ apayer of Record ☑ Taxpayer's agent Property Address 432 TRADE WIND DR MINEOLA Owner Name HPA BORROWER 2016-2 LLC Value from TRIM Notice Value presented by Prop Appr Value after Board Action 1. Just Value, required \$ 266,778 \$ 206,778 \$ 206,778 2. Assessed or classified use value, "if applicable \$ 235,650 \$ 235,650 \$ 3. Exempt value, "equired \$ 235,650 \$ 235,650 \$ 235,650 4. Taxable Value, "required \$ 235,650 \$ 235,650 \$ 235,650 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 243 \$ Last Sale Date	Petition #		2024-0220		Alternate K	ey: 3811323	Parcel II	D: 07-22-26-170	05-000-13000
TRIM Notice Value presented by Prop Appr Value after Board Action 1. Just Value, required \$ 266,778 \$ 266,778 2. Assessed or classified use value, "if applicable \$ 235,650 \$ 235,650 3. Exempt value, "required \$ 235,650 \$ 235,650 4. Taxable Value, required \$ 235,650 \$ 235,650 *All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date	Petitioner Name The Petitioner is:		• •					Check if Mu	Itiple Parcels
2. Assessed or classified use value, 'if applicable \$ 235,650 \$ 235,650 3. Exempt value, "enter "0" if none \$ - - 4. Taxable Value, "required \$ 235,650 \$ 235,650 All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date Price: Arm's Length Distressed Book Page ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3811323 3819130 3607961 338381MINING LAKE RD Address MINNEOLA MINNEOLA MINNEOLA MINNEOLA Proximity 0.53 Miles 0.69 Miles 1.16 Miles Sales Price \$232,000 \$3330,000 \$3342,500 Cost of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$286,178 \$291,450 \$232,125 SiAF FLA \$228.02 per SF \$240,49 per SF \$238.00 per SF \$238.00 per SF Sale Date 2.1150 32721,125 \$27	Owner Name	HPA BOF	ROWER 20	16-2 LLC				I Value atter i	Board Action
3. Exempt value, *enter "0" if none \$	1. Just Value, rec	quired			\$ 266,7	78 \$	266,77	8	
4. Taxable Value, *required \$ 235,650 \$ 235,650 *All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date Price: Amris Length Datessed Book Page ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3811323 381930 3607961 3783437 Address 432 TRADE WIND DR MINNEOLA MINNEOLA MINNEOLA MINNEOLA MINNEOLA Proximity 0.53 Miles 0.89 Miles 1.16 Miles 336 BRIMMING LAKE RD Sales Price \$232,000 \$335,000 \$342,500 \$342,500 Cost of Sale -15% -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% 320.03 Syl5F FLA \$228.02 per SF \$230.09 per SF \$239.09 per SF \$230.30 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 12/21/2023 Terms of Sale	2. Assessed or c	lassified use va	lue, *if appli	cable	\$ 235,6	50 \$	235,65	D	
*All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date Price: Arm's Length Description Address AK# 3811323 3819130 3607961 3783437 Address 432 TRADE WIND DR MINNEOLA MIN	3. Exempt value,	*enter "0" if no	ne		\$	-			
Last Sale Date Price: Arm's Length Distressed Book Page ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3811323 3819130 3607961 3783437 Address 432 TRADE WIND DR 748 CHERRY LAUREL ST 207 E WASHINGTON ST 336 BRIMMING LAKE RD Proximity 0.53 Miles 0.89 Miles 1.16 Miles Sales Price \$323,000 \$3335,000 \$3342,500 Cast of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$228,020 perSF \$239,09 per SF \$238,00 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale Imm's Length Distressed Imm's Length Distressed Value Adj. Description Description Adjustment Parm's Length Distressed Imm's Length Distressed Value Adj. Description Description Adjustment 1995 1999	4. Taxable Value,	*required			\$ 235,6	50 \$	235,65	0	
ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3811323 3819130 3607961 3783437 Address 432 TRADE WIND DR 748 CHERRY LAUREL ST 207 E WASHINGTON ST 338 BRIMMING LAKE RD Proximity 0.53 Miles 0.89 Miles 1.16 Miles Sales Price \$323,000 \$3335,000 \$342,500 Cost of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$2280,178 \$239,09 per SF \$233.00 per SF Side Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale ✓ Arm's Length □ Detressed ✓ Arm's Length □ Detressed Value Adj. Description Description Adjustment Description Adjustment File S F 1,170 1,180 -1800 1,219 -4410 1,232 -5580 Vear Built 2003 22004 1995 1999 Constr. Type Block/Stucco Block/Stucco <t< td=""><td>*All values entered</td><td>d should be coun</td><td>ty taxable va</td><td>lues, School ar</td><td>nd other taxing</td><td>authority values</td><td>s may differ.</td><td></td><td></td></t<>	*All values entered	d should be coun	ty taxable va	lues, School ar	nd other taxing	authority values	s may differ.		
AK# 3811323 381930 3607961 3783437 Address 432 TRADE WIND DR MINNEOLA 748 CHERRY LAUREL ST MINNEOLA 207 E WASHINGTON ST MINNEOLA 336 BRIMMING LAKE RD MINNEOLA Proximity 0.53 Miles 0.89 Miles 1.16 Miles Sales Price \$323,000 \$334,000 \$342,500 Cost of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$228,07 \$228,178 \$2291,450 \$2291,125 \$/SF FLA \$228.02 per SF \$220,23 7/12/2023 1/2/1/2023 Terms of Sale 3/15/2023 7/12/2023 1/2/1/2023 Value Adj. Description Adjustment Description Adjustment Fia SF 1,170 1,190 -1800 1,219 -4410 1,232 -5580 Yaue Adj. Description Adjustment Description Adjustment Description Adjustment Fia SF 1,170 1,190 -1800 1,219 -4410 </td <td>Last Sale Date</td> <td></td> <td>Prie</td> <td>ce:</td> <td></td> <td>Arm's Length</td> <td>Distressed</td> <td>Book I</td> <td>^Dage</td>	Last Sale Date		Prie	ce:		Arm's Length	Distressed	Book I	^D age
AK# 3811323 381930 3607961 3783437 Address 432 TRADE WIND DR MINNEOLA 748 CHERRY LAUREL ST MINNEOLA 207 E WASHINGTON ST MINNEOLA 336 BRIMMING LAKE RD MINNEOLA Proximity 0.53 Miles 0.89 Miles 1.16 Miles Sales Price \$323,000 \$334,000 \$342,500 Cost of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$228,07 \$228,178 \$2291,450 \$2291,125 \$/SF FLA \$228.02 per SF \$220,23 7/12/2023 1/2/1/2023 Terms of Sale 3/15/2023 7/12/2023 1/2/1/2023 Value Adj. Description Adjustment Description Adjustment Fia SF 1,170 1,190 -1800 1,219 -4410 1,232 -5580 Yaue Adj. Description Adjustment Description Adjustment Description Adjustment Fia SF 1,170 1,190 -1800 1,219 -4410 </td <td>ITEM</td> <td>Subje</td> <td>ct</td> <td>Compar</td> <td>able #1</td> <td>Compara</td> <td>able #2</td> <td>Compara</td> <td>ble #3</td>	ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	ble #3
Address MINNEOLA MINNEOLA MINNEOLA MINNEOLA MINNEOLA MINNEOLA Proximity 0.53 Miles 0.89 Miles 1.16 Miles 1.16 Miles Sales Price \$323,000 \$335,000 \$3342,500 \$342,500 Cost of Sale -15% -15% 0.00% 0.00% Adjusted Sale \$286,178 \$291,125 \$236,30 per SF \$238,00 per SF S/SF FLA \$228.02 per SF \$240,49 per SF \$239,09 per SF \$236,30 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale Am*s Length Distressed ✓ Am*s Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Fia SF 1,170 1,190 -1800 1,219 -4410 1,232 -5580 Year Built 2003 2004 Block/Stucco Block/Stucco Block/Stucco Block/Stucco Condition Good Good Good Good	AK#								
Sales Price \$323,000 \$335,000 \$342,500 Cost of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$228,178 \$291,450 \$291,125 \$/SF FLA \$228.02 per SF \$240,49 per SF \$239,09 per SF \$236.30 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale Ø Am's Length	Address	-				-			
Cost of Sale -15% -15% -15% Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$286,178 \$291,450 \$291,125 \$/\$F FLA \$228.02 per SF \$240,49 per SF \$233,09 per SF \$238.02 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale ✓ Am*s Length Distressed ✓ Value Adj. Description Adjustment Description Adjustment Description Adjustment Year Built 2003 2004 1995 1999 1999 Constr. Type Block/Stucco Block/Stucco Block/Stucco Block/Stucco Condition Good Good Good Good 0 0 Porches Y Y Y Y Y P Pool N N 0 N 0 0 0 Grage/Carport Y Y Y Y Y P P 0 <td>Proximity</td> <td></td> <td></td> <td>0.53</td> <td>Miles</td> <td>0.89 N</td> <td>/liles</td> <td>1.16 N</td> <td>liles</td>	Proximity			0.53	Miles	0.89 N	/liles	1.16 N	liles
Time Adjust 3.60% 2.00% 0.00% Adjusted Sale \$286,178 \$291,450 \$291,125 \$/SF FLA \$228.02 per SF \$240.49 per SF \$239.09 per SF \$236.30 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale Image: Amris Length Distressed Image: Amris Length Distressed Value Adj. Description Adjustment Description Adjustment Description Year Built 2003 2004 1995 1999 Constr. Type Block/Stucco Block/Stucco Block/Stucco Block/Stucco Block/Stucco Cond Good <	Sales Price								
Adjusted Sale \$286,178 \$291,450 \$291,125 \$/SF FLA \$228.02 per SF \$240.49 per SF \$233.09 per SF \$236.30 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale ✓ Arm's Length	Cost of Sale								
\$/SF FLA \$228.02 per SF \$240.49 per SF \$239.09 per SF \$236.30 per SF Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale Arm's Length Distressed Arm's Length Distressed Value Adj. Description Adjustment Year Built 2003 2004 1995 1999 .	Time Adjust								
Sale Date 3/15/2023 7/12/2023 12/21/2023 Terms of Sale ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description Description Adjustment Description <td></td> <td>• • • • • •</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		• • • • • •							
Terms of Sale ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description Marm's Length Distressed Adjustment Description Adjustment Distressed Condition Good 2004 1995 1995 1999 1 1232 -5580 Baths 2.0 0 0 0 0 2.0 0 2.0 0 Baths 2.0 2.0 0		\$228.02 p	per SF		•				
Value Adj. Description Description Adjustment Description <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>_</td><td></td><td>_</td></th<>							_		_
Fla SF 1,170 1,190 -1800 1,219 -4410 1,232 -5580 Year Built 2003 2004 1995 1999 1999 Constr. Type Block/Stucco Block/Stucco Block/Stucco Block/Stucco Block/Stucco Block/Stucco Condition Good Good <t< td=""><td>Terms of Sale</td><td></td><td></td><td>✓ Arm's Length</td><td>Distressed</td><td>Arm's Length</td><td>Distressed</td><td>✓ Arm's Length</td><td>Distressed</td></t<>	Terms of Sale			✓ Arm's Length	Distressed	Arm's Length	Distressed	✓ Arm's Length	Distressed
Year Built 2003 2004 1995 1999 Constr. Type Block/Stucco Block/Stucco Block/Stucco Block/Stucco Condition Good Good Good Good Good Good Baths 2.0 2.0 0 2.0 0 2.0 0 2.0 0 Garage/Carport Y Y Y Y Y Y Y O 0 0.		Description		Description	Adjustment	Description	Adjustment	Description	
Constr. TypeBlock/StuccoBlock/StuccoBlock/StuccoBlock/StuccoConditionGoodGoodGoodGoodGoodGoodBaths2.02.002.002.000Garage/CarportYYYYYYPorchesYYYYYYPoolN0N0N0N0Fireplace00000000ACCentralCentral0Central0Central000Site SizeLotLotLotLotLotLotLotLocationSubSubSubSubSubSubSubSub-5580ViewHouse-Net Adj. 0.6%-1800-Net Adj. 1.5%-4410Gross Adj. 1.9%-5580Arti Sales PriceMarket Value\$266,778Adj Market Value\$284,378Adj Market Value\$287,040Adj Market Value\$285,545		,		,	-1800	,	-4410	,	-5580
Condition Good Description State State <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>									
Baths 2.0 2.0 2.0 0 2.0 0 2.0 0 Garage/Carport Y)				
Garage/CarportYYYYYPorchesYYYYYPoolNN0N0NPoolN0N0N0NFireplace0000000ACCentralCentral0Central0Central00Other AddsNoneNoneNoneNoneNoneNone0Site SizeLotLotLotLotLotLotLocationSubSubSubSubSubSubSubViewHouseHouseHouseHouseHouseHouse-5580Adi Sales PriceMarket Value\$266,778Adj Market Value\$284,378Adj Market Value\$287,040Adj Market Value\$285,545									
PorchesYYYYYPoolNN0N0N0Fireplace00000000ACCentralCentral0Central0Central000Other AddsNoneNoneNoneNoneNoneNoneNoneNone00Site SizeLotLotLotLotLotLotLot111 <t< td=""><td></td><td></td><td></td><td></td><td>0</td><td></td><td>0</td><td></td><td>0</td></t<>					0		0		0
PoolNN0N0N0Fireplace00000000ACCentralCentral0Central0Central0Central0Other AddsNoneNoneNoneNoneNoneNoneNoneNone0Site SizeLotLotLotLotLotLotLotLotSubImage: Contral text of									
Fireplace0000000ACCentral0Central0Central0Central0Other AddsNoneNoneNoneNoneNoneNoneSite SizeLotLotLotLotLotLotLotLocationSubSubSubSubSubSubSubSubSubViewHouseHouse-Net Adj. 0.6%-1800-Net Adj. 1.5%-4410-Net Adj. 1.9%-5580Adi Sales PriceMarket Value\$266,778Adj Market Value\$284,378Adj Market Value\$287,040Adj Market Value\$285,545							0		0
ACCentralCentral0Central0Central0Other AddsNoneNoneNoneNoneNoneNoneSite SizeLotLotLotLotLotLotLocationSubSubSubSubSubSubSubSubViewHouseHouseHouseHouseHouseHouseHouse-StateViewMarket Value\$266,778Adj Market Value\$284,378Adj Market Value\$287,040Adj Market Value\$285,545									
Other Adds None None None None None Site Size Lot Lot Lot Lot Lot Lot Lot Location Sub <									
Site Size Lot Lot Lot Lot Lot Lot Location Sub Sub Sub Sub Sub Sub Sub Sub View House House House House House House House House Sub -S580 View Market Value \$266,778 Adj Market Value \$284,378 Adj Market Value \$287,040 Adj Market Value \$285,545					Ť		+ <u> </u>		
Location Sub Sub Sub Sub Sub Sub View House House House House House House House View House -Net Adj. 0.6% -1800 -Net Adj. 1.5% -4410 -Net Adj. 1.9% -5580 Adj Sales Price Market Value \$266,778 Adj Market Value \$284,378 Adj Market Value \$287,040 Adj Market Value \$285,545							1 1		
View House House House House House House House -Net Adj. 0.6% -Net Adj. 0.6% -Net Adj. 1.5% -4410 -Net Adj. 1.9% -5580 Gross Adj. 0.6% 1800 Gross Adj. 1.5% 4410 Gross Adj. 1.9% 5580 Adj Sales Price Market Value \$284,378 Adj Market Value \$287,040 Adj Market Value \$285,545					1		1		
Adi Sales Price Market Value \$266,778 Adj Market Value \$284,378 Adj Market Value \$287,040 Adj Market Value \$285,545		House		House		House		House	
Adi Sales Price Market Value \$266,778 Adj Market Value \$284,378 Adj Market Value \$287,040 Adj Market Value \$285,545				-Net Adj. 0.6%	-1800	-Net Adj. 1.5%	-4410	-Net Adj. 1.9%	-5580
Adi Sales Price				Gross Adj. 0.6%	1800	Gross Adj. 1.5%	4410	Gross Adj. 1.9%	5580
Value per SF 228.02	Adi Sales Price	Market Value	\$266,778	Adj Market Value	\$284,378	Adj Market Value	\$287,040	Adj Market Value	\$285,545
		Value per SF	228.02						

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:

DATE	
------	--

2024-0220 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3811323	432 TRADE WIND DR MINNEOLA	-
2	Comp 1	3819130	748 CHERRY LAUREL ST MINNEOLA	0.53
3	Comp 2	3607961	207 E WASHINGTON ST MINNEOLA	0.89
4	Comp 3	3783437	336 BRIMMING LAKE RD MINNEOLA	1.16
5				
6				
7				
8				

		05-000-13000	LCPA Prop Roll Year 2	-		ď		202 PRC Run: 12	Card #	1 of	1
ATTN PROF	Current Ow BORROWER L PERTY TAX DEP URA RD STE 20	LC T					Site A Mill G	ddress 432 TF. MINN	EOLA N		3
AGOURA H	ILLS CA	91301					001		FAMILY	PJF 01-0	
.egal Descr	ription										
QUAIL VALL	LEY PHASE II PE	3 47 PG 1-4 LOT 13	30 ORB 4599 PG 2368								
LL Use	Front Dept	h Notes	Units		Depth	Loc	Shp	Phys	Class Val	Land	
# Code 1 0100	0 0	'' Adj	1.00 LT		=actor).0000	Factor 1.75	Factor 1.000	Factor 1.000		0 7	<u>e</u> 77,00
						- .				_	
Cla	Total Acres assified Acres	0.00	JV/Mkt 0 Classified JV/Mkt 77	,000		Tota Classified	i Adj JV/N I Adj JV/N	ikt ikt			77,00
Bldg 1 S	Sec 1 of 1		Replacement Cost	Sketch 195,647		Deprec Bl	da Value	189 778	Mult	ti Story C)
16	20		9 (108	sf)						-	
	20 20		12 FLA (1,17	0 sf)	2	34					
21	GAR (420	sf) ²	18						25	5	
		3	OPE			34 -					
	20		(15 st) 3 5 3 5								
GAR GAR	Description SHED LIVING AI AGE FINISH	0	1,170 1170 420 0	Buil Year Built Effective Area Base Rate	ding Va	luation	2003 1170 129.46	Co Imp Type No Stories	nstruction R1 1.00	Detail Bedrooms Full Baths	3
OPF OPE	IN PORCH FINIS	SHE 0	123 0	Building RCN			195,647	Quality Grade	e 690	Half Baths	0
				Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
				Functional Obso			0	Foundation	3	Fireplaces	0
	TOT	ΓALS 1,170 [·]	1,713 1,170	Building RCNLE	`		189,778	Roof Cover	3	Type AC	03

77,000

189,778

0

266,778

LCPA Property Record Card Roll Year 2025 Status: A

2024-0220 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
								I					

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2004	494-02-10B	03-13-2003	10-14-2003	82,040	0000	SFR FOR 2004 SKETCH IN LG 2004							
2003	494-02-10B	10-07-2002	03-13-2003	82,040	0000	SFR							
2000													

	Sales Information												
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
	4599 4375 2255	2368 0539 1536	03-06-2015 08-21-2013 01-31-2003	WD CT WD	U U Q	M U Q		100 85,000 111,000					
											Total		0.00
						Val	ue Summ	ary					
Land Value Bl	la Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value 0	Cntv Ex A	mt Co Tax Val	Sch Tax	Val Pre	vious Valu

259210

0.00

259210

266778

266,778

7568

Current Owner LEIGHTY BONNIE 748 CHERRY LAUREL ST MINNEOLA FL 34715 .egal Description	00 Roll Year 2025 Sta	Mill C	Card # Property Loca Address 748 CHERRY L MINNEOLA Group 00MI I Property Use 100 SINGLE FAMILY	Ation AUREL ST FL 34715 NBHD 0583 [Last Inspection
MINNEOLA, QUAIL VALLEY PHASE V SU	B LOT 339 PB 50 PG 1-2 ORB 6109 PG 1	115		
L Use Front Depth Adj	s Units Unit Price 1.00 LT 44,000.00	DepthLocShpFactorFactorFactor0.00001.751.000	Phys Factor Class Va 1.000	I Land Value 0 77,00
Total Acres 0.00 Classified Acres 0	JV/Mkt 0 Classified JV/Mkt 77,000	Total Adj JV/I Classified Adj JV/I	Mkt	77,00
Bldg 1 Sec 1 of 1	Sketch Replacement Cost 198,079	Deprec Bldg Value	e 192,137 Mu	ulti Story 0
2	SPF (108 sf) 12 FLA (1,190 sf)	9	20 1 20 20	7
25	(1,130 SI) [1	7 ₂₀ GA (40)	R 0 sf) ²⁽	o
	4 OPF (15- 3 5	3	20	
Building Sub Area Code Description Living A	re Gross Are Eff Area Year Built	<i>ilding Valuation</i> 2004	Construction	on Detail Bedrooms 3
LA FINISHED LIVING AREA 1,1 GAR GARAGE FINISH	0 400 0 Base Bate	1190 129.36	No Stories 1.00	Full Baths 2
PF OPEN PORCH FINISHE PF SCREEN PORCH FINIS	0 15 0 Building RCN 0 108 0 Building RCN Condition % Good	198,079 EX 97.00	Quality Grade690Wall Type03Foundation3	Half Baths (Heat Type & Fireplaces (

LCPA Property Record Card Roll Year 2025 Status: A

2024-0220 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
L	1			1		1	1						

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2005	703-03-11BEP	01-01-2004	07-08-2004	76,120	0000	SFR 748 CHERRY LAUREL ST							

			Sales Informa	ation						Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code Description Year				
2023030813 2018086842	6109 5145 3835 2534	1415 0803 2150 0530	03-15-2023 07-25-2018 10-29-2009 03-24-2004	WD TR WD WD	Q Q U Q	01 Q U Q		323,000 175,000 0 125,700	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000	
	Total 50,000.00												
	Value Summary												
Land Value Dide	and Value - Ride Value - Mise Value - Merket Value - Deferred Amt - Acad Value - Onty Fy Amt - Co Tay Val - Seb Tay Val - Provinue Value												

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
77,000	192,137	0	269,137	0	269137	50,000.00	219137	244137	269,137

	nate Key el ID 18		0820-000	-02000		CPA Prop Coll Year 2	oerty Reco 2025 Sta	ord Ca tus: A	2024-0220 Comp 2 PRC Run: 12/10/2024 By Card # 1 of 1 Property Location						
MUNO	DZ JOEL &			HEZ	_					Site A	ddress 207 E	WASHING	TON ST		
207 E	WASHING	STON ST								Mill G		NEOLA N	FL BHD 45	34715 80	
MINNE			L 34	1715							Property U		Last Insp		
	Descriptio			#/ IJ						0010	00 SINGL	E FAMILY	PJF 01	-01-20	
MINNE	Eola, Paf		UB LOT 2) PB 35 P	GS 18-19 O	RB 6176 PG	924								
	Use	ont De	pth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lar		
	Jode		0	Adj		1.00 LT	Price 37,000.00	Factor 0.0000	Factor 1.50	Factor 1.000	Factor 1.000		0 Val	<u>ue</u> 55,50	
		otal Acres		001					Tota					<u> </u>	
		ied Acres		.00	Classifie	JV/Mkt 0 ed JV/Mkt 55			Classified	i Adj JV/N I Adj JV/N	ikt			55,50	
Bldg	1 Sec	1 of	1		Replace	ement Cost	Sketch 159,960		Deprec B	dg Value	145,564	Mul	ti Story	0	
14			1	° (PF 220	sf)	10				1				
13		19		F	22 LA										
	GA	19 R		(1 14	, 21 5	9 sf) 5				27					
22	(41	8 si	n 22	-	(2		36			_	J				
				9	4	477									
Code			uilding Su	b Areas	Gross Are	Eff Area	Bu Voor Duilt	uilding V	aluation	1005		onstruction			
Code	ENCLOS	escription ED PORC	CH FIN	iving Are 0	Gross Are	0	Bu Year Built Effective Area		aluation	1995 1219	Imp Type	R1	Bedrooms		
EPF FLA GAR	ENCLOS FINISHE GARAGE	ED PORC ED PORC D LIVING FINISH	CH FIN AREA	iving Are 0 1,219 0	220 1,219 418	0 1219 0	Year Built Effective Area Base Rate	1		1219 100.07	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	2	
EPF FLA	ENCLOS FINISHE GARAGE	escription ED PORC D LIVING	CH FIN AREA	iving Are 0 1,219	220 1,219	0 1219 0 0	Year Built Effective Area	1		1219	Imp Type No Stories Quality Grad	R1 1.00 e 650	Bedrooms Full Baths Half Baths	5 2 5 0	
EPF FLA GAR	ENCLOS FINISHE GARAGE	ED PORC ED PORC D LIVING FINISH	CH FIN AREA	iving Are 0 1,219 0	220 1,219 418	0 1219 0 0	Year Built Effective Area Base Rate Building RCN	l		1219 100.07 159,960	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	2 5 0 9 6	

55,500

145,564

288

201,352

LCPA Property Record Card Roll Year 2025 Status: A

2024-0220 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features											
		*On	ly the first	t 10 records a	re reflected	below						
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
UBF2	UTILITY BLDG FINISHED	64.00	SF	7.50	1997	1997	480.00	60.00	288			
					•4							
				Building Per	mits							

				Dullu	шу геп	11115		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2002	SALE	01-01-2001	02-22-2002	1	0000	CHECK VALUES		
1998	6041667	04-01-1997	12-01-1997	1,216	0000	8X8 UTILITY SHED		
1996	9503584	07-01-1995	12-01-1995	44,324	0000	SFR 207 E WASHINGTON ST		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023084844 2022095064	6176 5990 4470 3873 3806	0924 0762 0662 0644 0018	07-12-2023 07-11-2022 04-17-2014 01-05-2010 08-11-2009	WD CT WD WD CT	Q U Q U U U	01 11 Q U U	 	335,000 233,000 125,000 95,900 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

201352

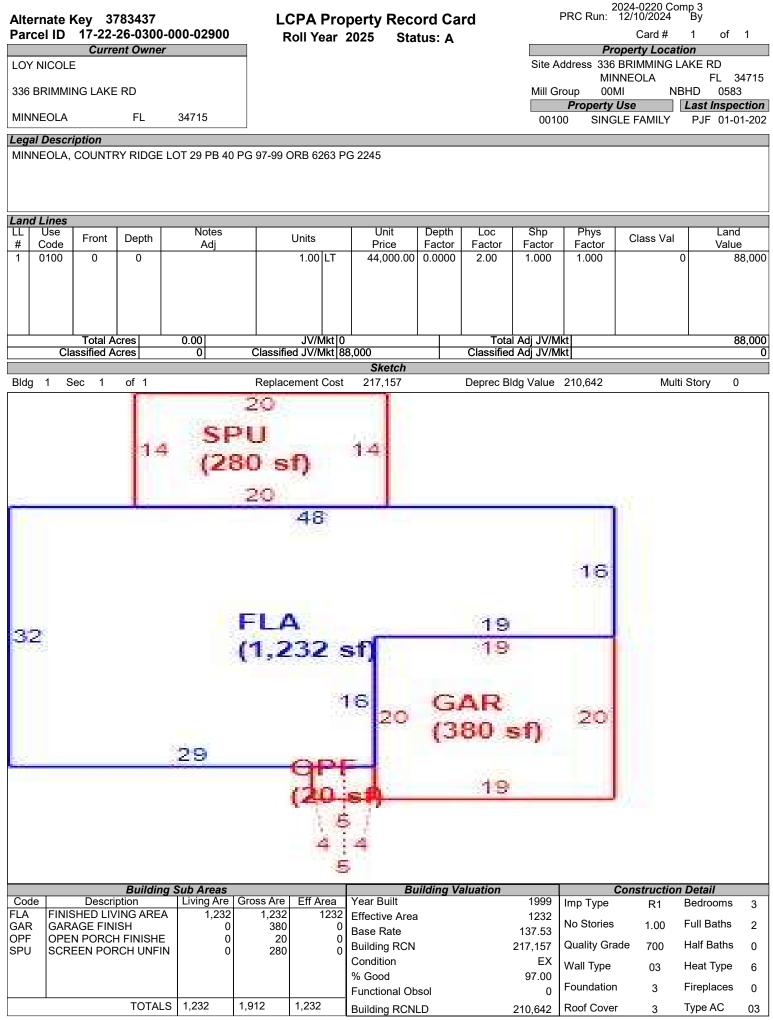
50,000.00

151352

176352

201,352

0



88,000

210,642

0

298.642

LCPA Property Record Card Roll Year 2025 Status: A

2024-0220 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

				Build	ing Pern	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2018	670-17-08	08-01-2017	04-04-2018	5,008	0002	SCRN RM 14X20	04-04-2018	
2000	9902090	02-24-1999	12-01-1999	65,000	0000	SFR/336 BRIMMING LK RD		

			Sales Informa	ation					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023157226 2018067069 2017057881	6263 5122 4950 3837 3788	2245 2039 1099 0572 1913	12-21-2023 06-07-2018 05-23-2017 10-29-2009 06-18-2009	WD WD WD WD	0000	01 Q Q U		342,500 204,000 180,000 94,000 79,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
Land Value Bldd	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											

298642

50,000.00

248642

273642

298,642

0