



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *11 Key 3819108*

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>2024-0223</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AH4RP Seven, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0722261716-000-31700 640 Willow Run Street</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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 # 2024-0223	Alternate Key: 3819108	Parcel ID: 07-22-26-1716-000-31700
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 640 WILLOW RUN ST MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CAN HOMES 4 RENT PROPERTIES SEVE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 329,460	\$ 329,460
2. Assessed or classified use value, *if applicable	\$ 282,020	\$ 282,020
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 282,020	\$ 282,020

*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#	3819108	3827330	3797421	3798063
Address	640 WILLOW RUN ST MINNEOLA	128 MAGELLAN CIR MINNEOLA	216 VALLEY EDGE DR MINNEOLA	1316 RAIN FOREST LN MINNEOLA
Proximity		0.49 Miles	0.14 Miles	1.11 Miles
Sales Price		\$405,000	\$381,500	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.00%	2.00%
Adjusted Sale		\$347,490	\$331,905	\$330,600
\$/SF FLA	\$193.01 per SF	\$213.45 per SF	\$194.55 per SF	\$186.99 per SF
Sale Date		10/23/2023	7/5/2023	7/19/2023
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	1,707	1,628	7505	1,706	95	1,768	-5795
Year Built	2004	2004		2001		2002	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		3.1	-7500	2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	Commercial		House		House	
		-Net Adj. 3.6%	-12495	-Net Adj. 2.2%	-7405	-Net Adj. 1.8%	-5795
		Gross Adj. 7.9%	27505	Gross Adj. 2.3%	7595	Gross Adj. 1.8%	5795
Adj. Sales Price	Market Value \$329,460	Adj Market Value	\$334,995	Adj Market Value	\$324,500	Adj Market Value	\$324,805
	Value per SF 193.01						

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.

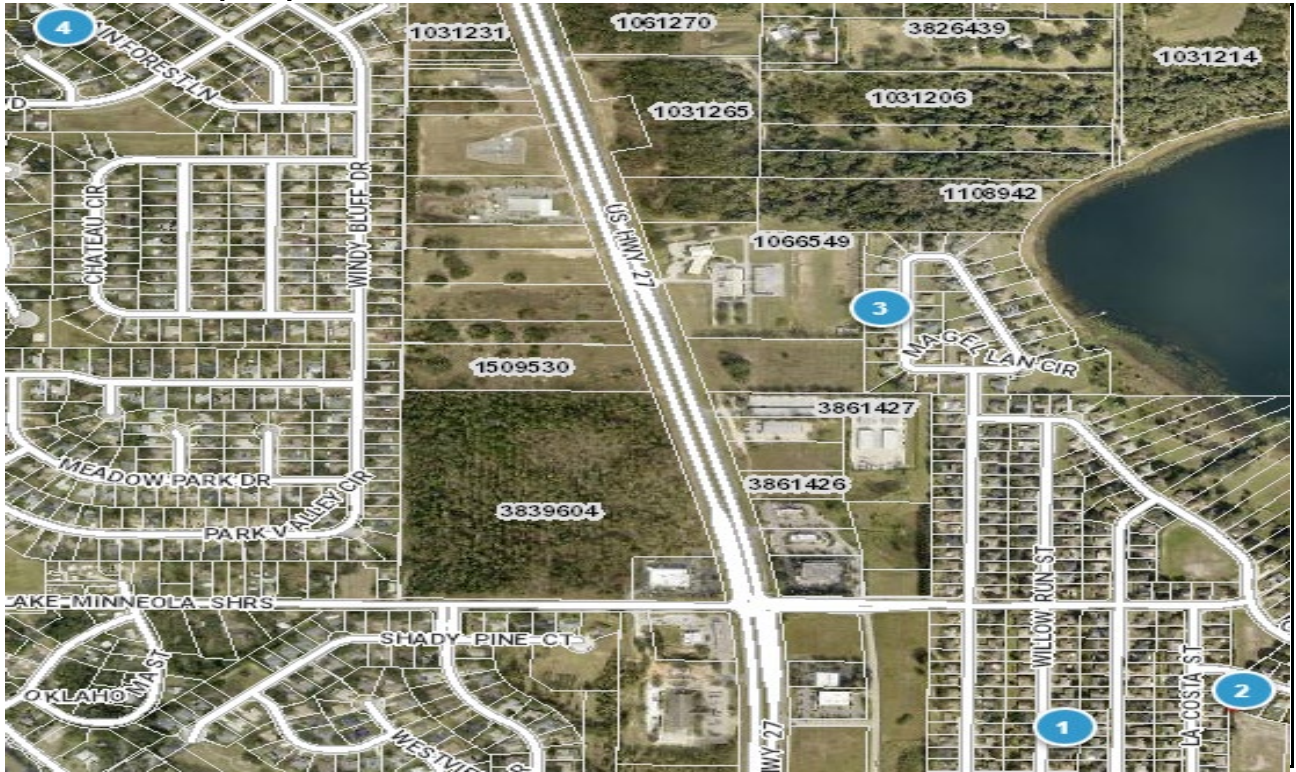
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0223 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3819108	640 WILLOW RUN ST MINNEOLA	-
2	Comp 1	3827330	128 MAGELLAN CIR MINNEOLA	0.49
3	Comp 2	3797421	216 VALLEY EDGE DR MINNEOLA	0.14
4	Comp 3	3798063	1316 RAIN FOREST LN MINNEOLA	1.11
5				
6				
7				
8				

Alternate Key 3819108
Parcel ID 07-22-26-1716-000-31700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0223 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

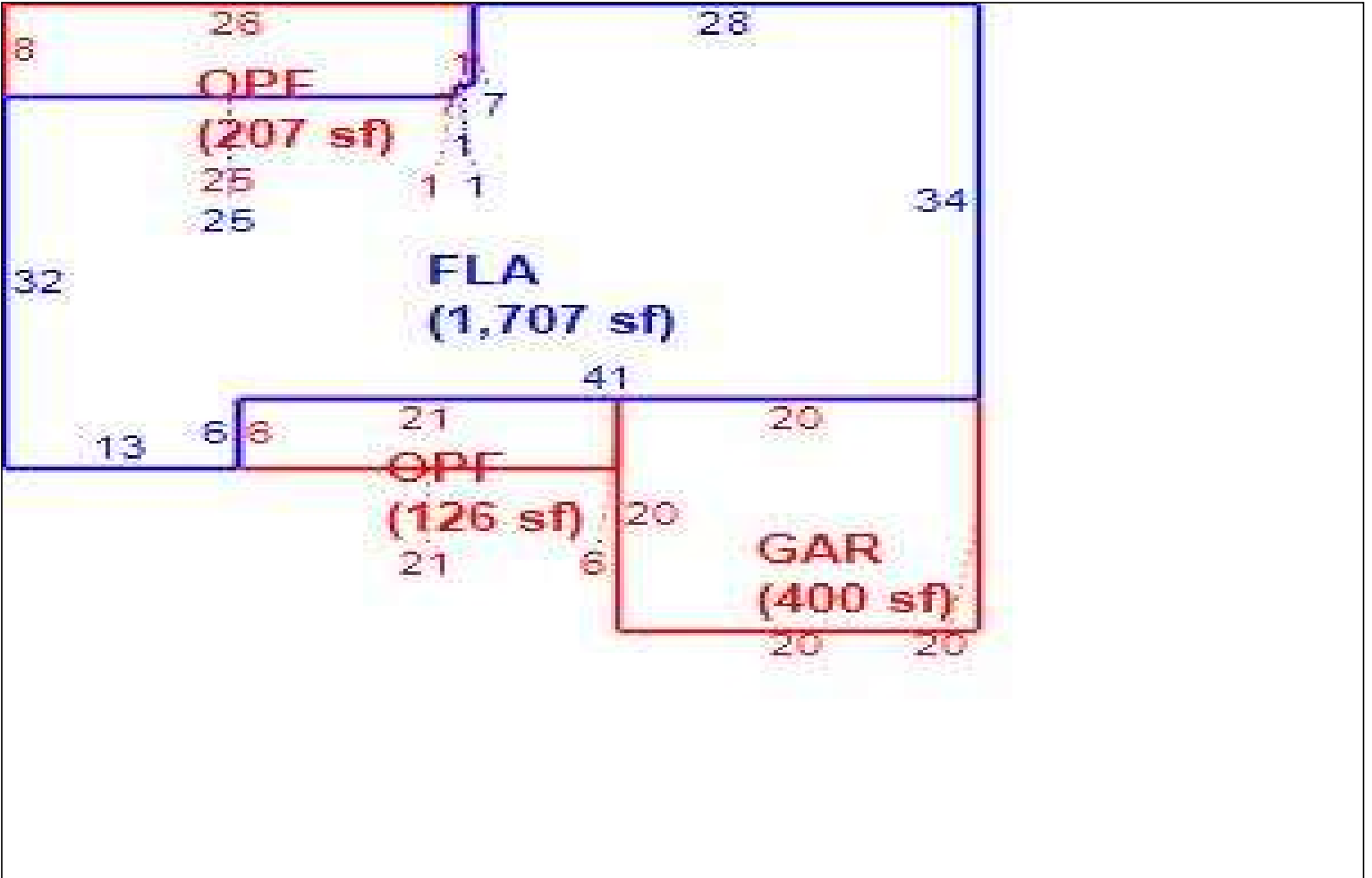
Current Owner		
AMERICAN HOMES 4 RENT PROPERTIES S ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 640 WILLOW RUN ST		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE V SUB LOT 317 PB 50 PG 1-2 ORB 4545 PG 1755

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	44,000.00	0.0000	1.75	1.000	1.000	0	77,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000			
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 260,268 Deprec Bldg Value 252,460 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms		
FLA	FINISHED LIVING AREA	1,707	1,707	1707	2004	1707	124.47	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	260,268	0	97.00	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	333	0	EX	0	0	Wall Type	03	Heat Type	6	
TOTALS		1,707	2,440	1,707	Functional Obsol	0	0	Foundation	3	Fireplaces	0	
					Building RCNLD	252,460		Roof Cover	3	Type AC	03	

Alternate Key 3819108
 Parcel ID 07-22-26-1716-000-31700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0223 Subject By
 PRC Run: 12/10/2024
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2005	537-03-08B	03-08-2004	07-06-2004	116,032	0000	SFR FOR 2005			
2004	537-03-08B	08-25-2003	03-08-2004	116,032	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4545	1755	10-07-2014	WD	U	U	I	142,800			
	4545	1752	10-07-2014	WD	U	U	I	100			
	4510	2291	06-26-2014	CT	U	U	I	127,000			
	2995	2182	10-21-2005	WD	Q	Q	I	245,000			
	2507	0528	01-30-2004	WD	Q	Q	I	149,500			
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	
77,000	252,460	0	329,460	19240	310220	0.00	310220	329460	329,460	

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Alternate Key 3827330
 Parcel ID 06-22-26-1700-000-39400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0223 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

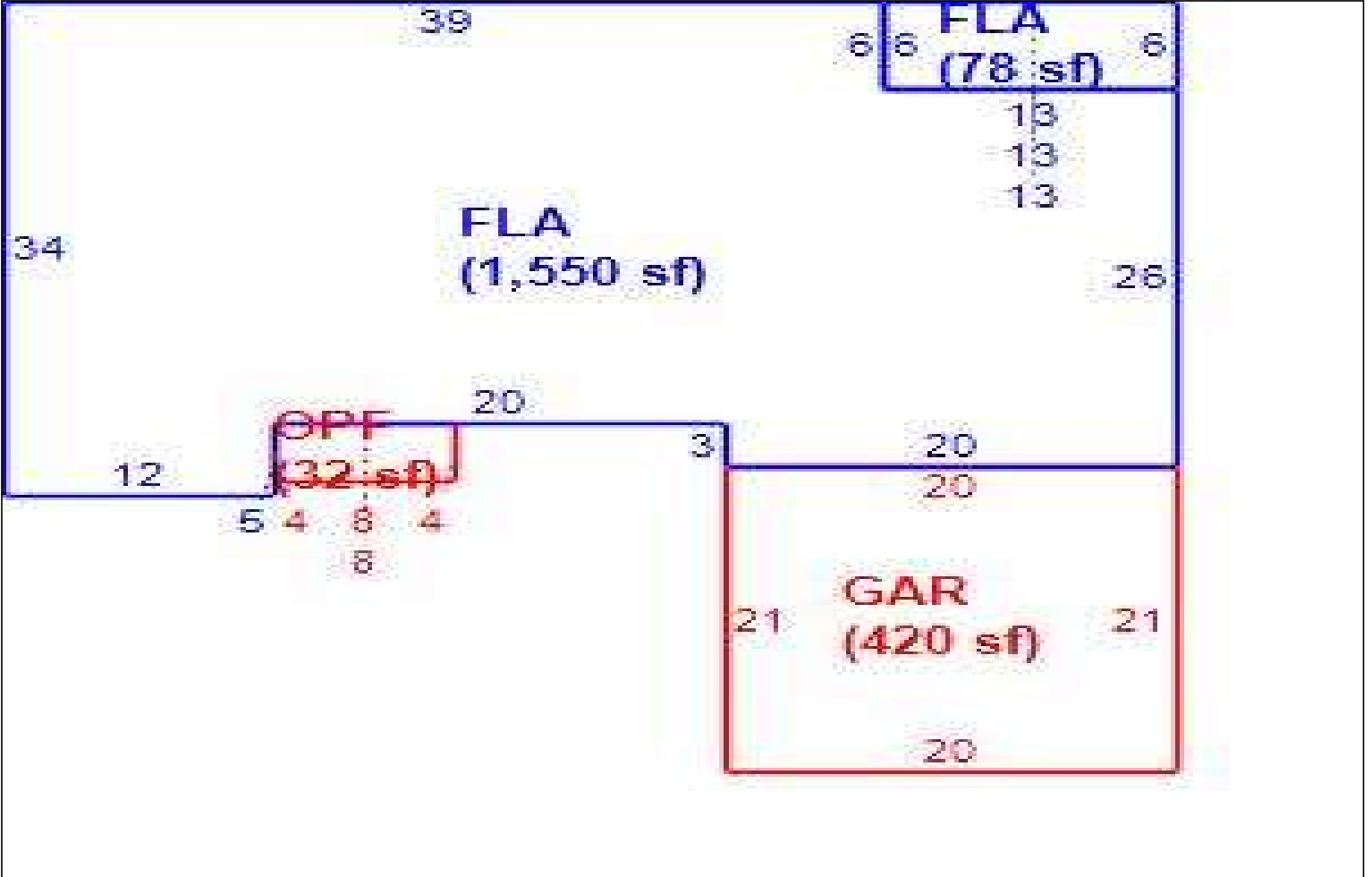
Current Owner		
BOOTH RICHARD & MARCELLA		
128 MAGELLAN CIR		
MINNEOLA	FL	34715

Property Location			
Site Address 128 MAGELLAN CIR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
QUAIL VALLEY ESTATES PB 52 PG 16-17 LOT 394 ORB 6232 PG 1787

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	44,000.00	0.0000	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 247,047
Deprec Bldg Value 239,636		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	1,628	1,628	1628	2004	1628	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	124.71	247,047	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	32	0	EX	97.00	Wall Type	03	Heat Type	6
TOTALS		1,628	2,080	1,628	0	0	Foundation	3	Fireplaces	0
					Functional Obsol	239,636	Roof Cover	3	Type AC	03
					Building RCNLD					

Alternate Key 3827330
Parcel ID 06-22-26-1700-000-39400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0223 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	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2007	2007	15456.00	85.00	13,138
PLD2	POOL/COOL DECK	834.00	SF	5.38	2007	2007	4487.00	70.00	3,141
SEN2	SCREEN ENCLOSED STRUCTURE	2140.00	SF	3.50	2007	2007	7490.00	57.50	4,307
UBF2	UTILITY BLDG FINISHED	90.00	SF	7.50	2007	2007	675.00	60.00	405

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY03	01-01-2023		1	0030	V1			
2008	420-06-12	05-19-2007	03-13-2008	40,379	0000	POL FOR 08	03-13-2008		
2008	171-07-05	05-01-2007	03-13-2008	8,000	0000	ENCL LANAI	03-13-2008		
2008	148-07-04	04-16-2007	03-13-2008	2,781	0000	SHED	03-13-2008		
2008	0045-07-01	01-29-2007	03-14-2008	1,000	0000	PATIO DOOR REPL			
2008	0026-07-01	01-18-2007	03-13-2008	6,000	0000	SEN 26X45	03-13-2008		
2007	420-06-12	12-15-2006	05-19-2007	40,379	0000	POL & DEC			
2005	522-04-06BEP	05-27-2004	10-26-2004	101,724	0000	SFR 128 MAGELLAN CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023131755	6232	1787	10-23-2023	WD	Q	01	I	405,000	003	DISABILITY VETERAN	2025	5000
	2681	2462	10-15-2004	WD	Q	Q	I	153,400	039	HOMESTEAD	2024	25000
									059	ADDITIONAL HOMESTEAD	2024	25000
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
77,000	239,636	20,991	337,627	0	337627	55,000.00	282627	307627	337,814

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Alternate Key 3797421
 Parcel ID 07-22-26-1700-000-05800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0223 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2018	206-17-03	03-08-2017	04-06-2018	958	0002	REPL WINDOW	04-06-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023081597	6172	1154	07-05-2023	WD	Q	01	I	381,500				
2023037004	6117	1317	03-28-2023	WD	U	37	I	323,000				
2022097629	5993	0939	07-13-2022	QC	U	11	I	100				
2016059542	4791	0346	06-03-2016	WD	U	U	I	180,000				
2016016660	4741	1783	01-19-2016	WD	U	U	I	168,000				
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	
77,000	267,056	0	344,056	0	344056	0.00	344056	344056	344,056	

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Alternate Key 3798063
Parcel ID 01-22-25-1505-000-15600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0223 Comp 3
PRC Run: 12/10/2024 By
Card # 1 of 1

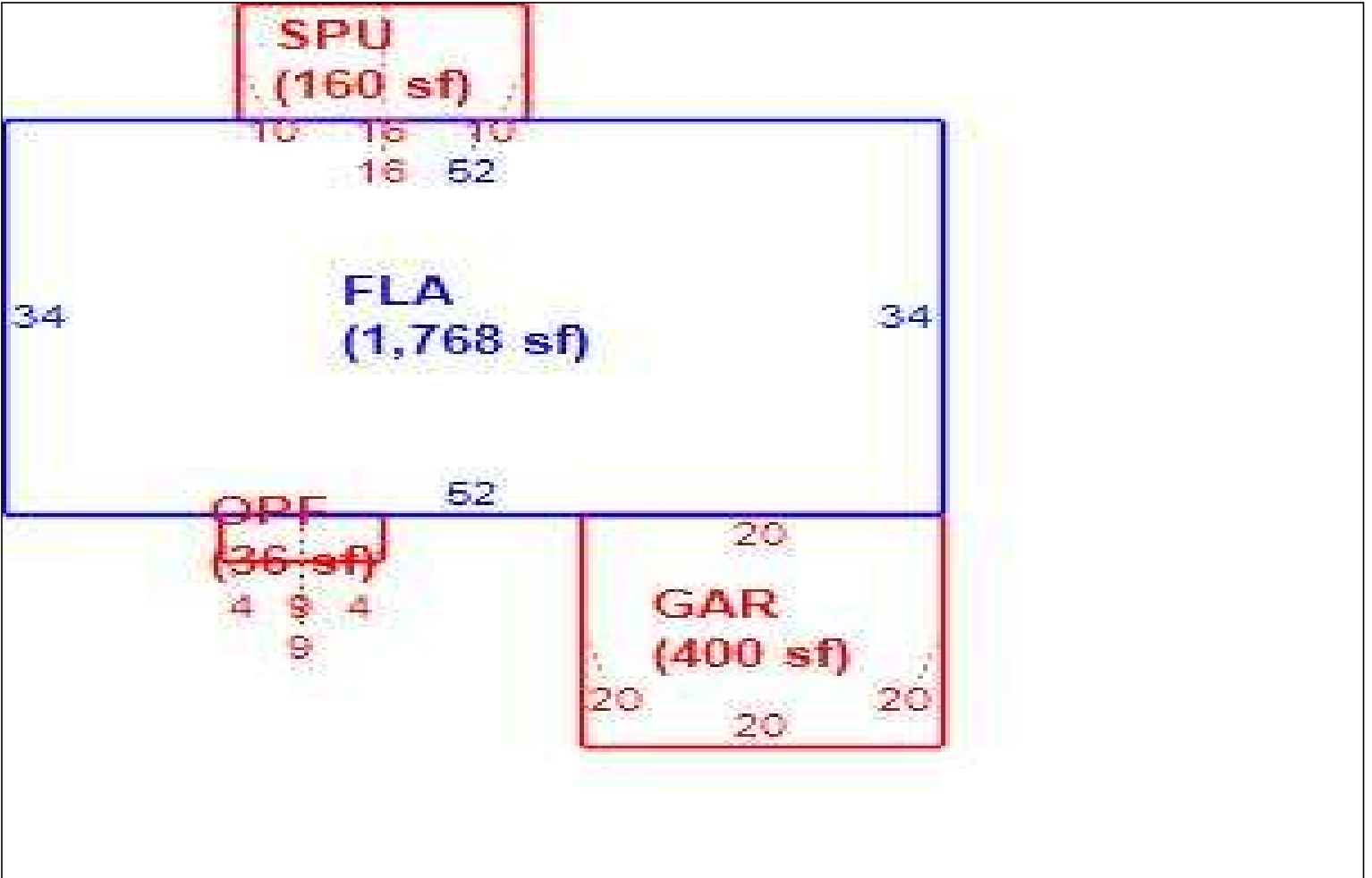
Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

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 Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,768	1,768	1768	2002	1768	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	400	0		109.04	Quality Grade	670	Half Baths
OPF	OPEN PORCH FINISHE	0	36	0		232,800	Wall Type	03	Heat Type
SPU	SCREEN PORCH UNFIN	0	160	0		EX	Foundation	3	Fireplaces
TOTALS		1,768	2,364	1,768		97.00	Roof Cover	3	Type AC
					Building RCNLD	225,816			

Alternate Key 3798063
 Parcel ID 01-22-25-1505-000-15600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0223 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	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	305,726

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