



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AH Key 3819154

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), PART 1. Taxpayer Information, PART 2. Reason for Petition, and various checkboxes for property type and hearing details.

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 # <b>2024-0224</b>	Alternate Key: <b>3819154</b>	Parcel ID: <b>07-22-26-1716-000-36300</b>
Petitioner Name <b>Robert Peyton, Ryan LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>635 CHERRY LAUREL ST MINNEOLA</b>	<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>RICAN RESIDENTIAL LEASING COMPANY</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 363,021	\$ 363,021
<b>2. Assessed or classified use value, *if applicable</b>	\$ 317,220	\$ 317,220
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 317,220	\$ 317,220

*\*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#	<b>3819154</b>	<b>3682629</b>	<b>3804790</b>	<b>3804806</b>
Address	635 CHERRY LAUREL ST MINNEOLA	455 WATERWOOD CT MINNEOLA	735 WESTVIEW DR MINNEOLA	704 WESTVIEW DR MINNEOLA
Proximity		0.26 Miles	0.29 Miles	0.26 Miles
Sales Price		\$435,000	\$425,000	\$455,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.20%	2.80%
Adjusted Sale		\$383,670	\$374,850	\$399,490
\$/SF FLA	\$187.70 per SF	\$183.05 per SF	\$176.98 per SF	\$194.78 per SF
Sale Date		4/20/2023	4/3/2023	5/4/2023
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	1,934	2,096	-12150	2,118	-13800	2,051	-8775
Year Built	2004	2012		2001		2002	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carpport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	Y	N	15000	N	15000	Y	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	Commercial	House		House		House	
		Net Adj. 0.7%	2850	Net Adj. 0.3%	1200	-Net Adj. 2.2%	-8775
		Gross Adj. 7.1%	27150	Gross Adj. 7.7%	28800	Gross Adj. 2.2%	8775
<b>Adj. Sales Price</b>	Market Value <b>\$363,021</b>	Adj Market Value <b>\$386,520</b>		Adj Market Value <b>\$376,050</b>		Adj Market Value <b>\$390,715</b>	
	Value per SF 187.70						

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]

**2024-0224 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3819154	635 CHERRY LAUREL ST MINNEOLA	-
2	Comp 1	3682629	455 WATERWOOD CT MINNEOLA	0.26
3	Comp 2	3804790	735 WESTVIEW DR MINNEOLA	0.29
4	Comp 3	3804806	704 WESTVIEW DR MINNEOLA	0.26
5				
6				
7				
8				

Alternate Key 3819154  
Parcel ID 07-22-26-1716-000-36300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0224 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

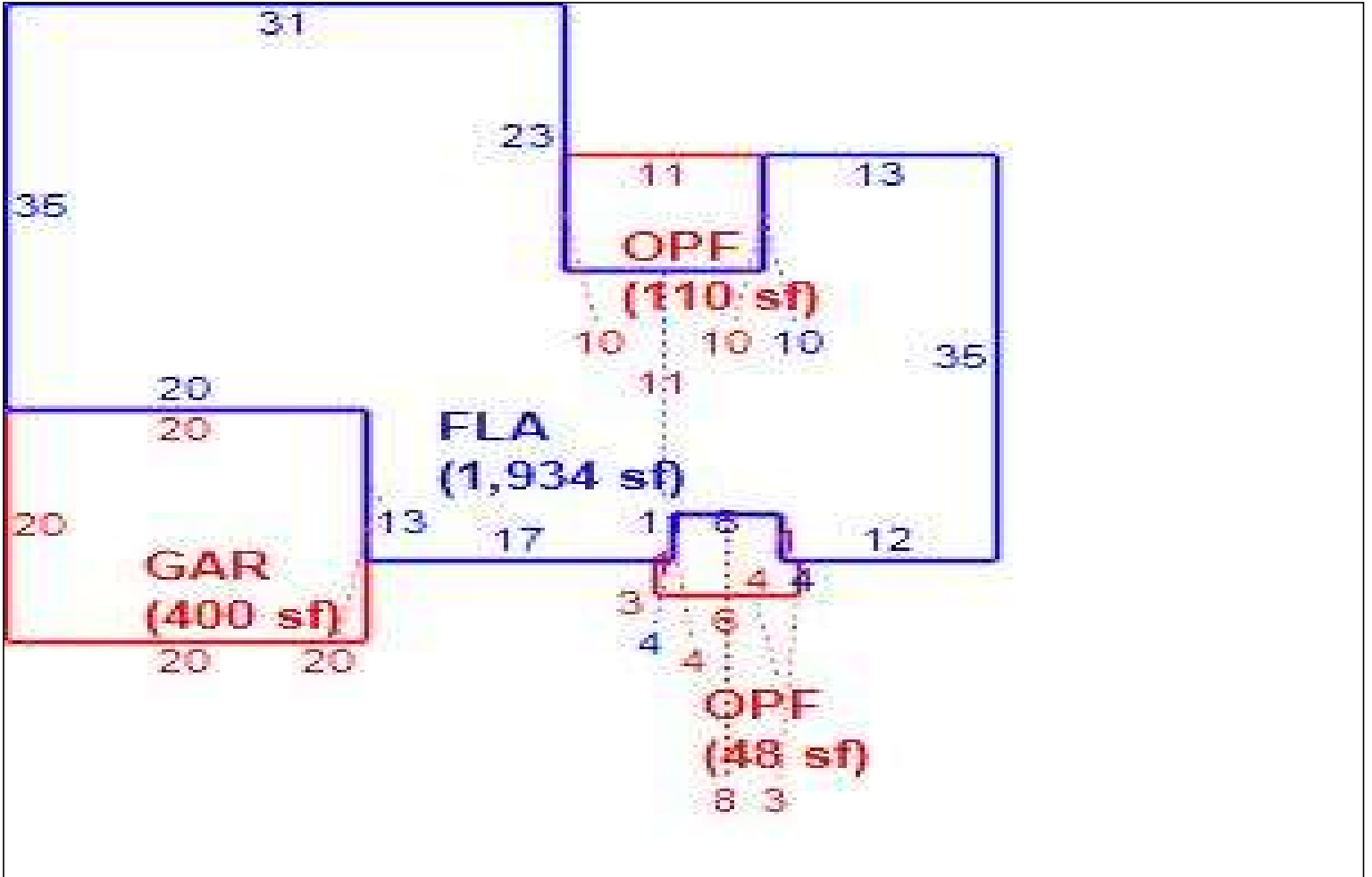
**Current Owner**  
AMERICAN RESIDENTIAL LEASING COMPA  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

**Property Location**  
Site Address 635 CHERRY LAUREL ST  
MINNEOLA FL 34715  
Mill Group 00MI NBHD 0583  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
MINNEOLA, QUAIL VALLEY PHASE V SUB LOT 363 PB 50 PG 1-2 ORB 4476 PG 1022

<b>Land Lines</b>													
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 285,277 Deprec Bldg Value 276,719 Multi Story 0



<b>Building Sub Areas</b>					<b>Building Valuation</b>			<b>Construction Detail</b>		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	
FLA	FINISHED LIVING AREA	1,934	1,934	1934	2004	1934	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0		123.77	Quality Grade	690	Half Baths	2
OPF	OPEN PORCH FINISHE	0	158	0		285,277	Wall Type	03	Heat Type	0
						EX	Foundation	3	Fireplaces	6
						97.00	Roof Cover	3	Type AC	0
						0				
						Functional Obsol				
						Building RCNLD				
TOTALS		1,934	2,492	1,934		276,719				

Alternate Key 3819154  
 Parcel ID 07-22-26-1716-000-36300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0224 Subject By  
 PRC Run: 12/10/2024  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	182.00	SF	35.00	2006	2006	6370.00	85.00	5,415
PLD2	POOL/COOL DECK	418.00	SF	5.38	2006	2006	2249.00	70.00	1,574
SEN2	SCREEN ENCLOSED STRUCTURE	1149.00	SF	3.50	2006	2006	4022.00	55.00	2,212

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	237-06-06	06-13-2006	11-30-2006	4,515	0000	SEN	11-30-2006		
2007	144-06-04	03-05-2006	11-30-2006	30,000	0000	POOL	11-30-2006		
2005	663-03-10B	03-08-2004	07-08-2004	124,880	0000	SFR FOR 2005			
2004	663-03-10B	10-23-2003	03-08-2004	124,880	0000	SFR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4476	1022	04-29-2014	CT	U	U	1	126,400				
	2539	2108	03-30-2004	WD	Q	Q	1	161,000				
<b>Total</b>											0.00	

<b>Value Summary</b>										
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	276,719	9,201	362,920	13980	348940	0.00	348940	362920	363,021	

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Alternate Key 3682629  
Parcel ID 07-22-26-2500-000-03000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0224 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

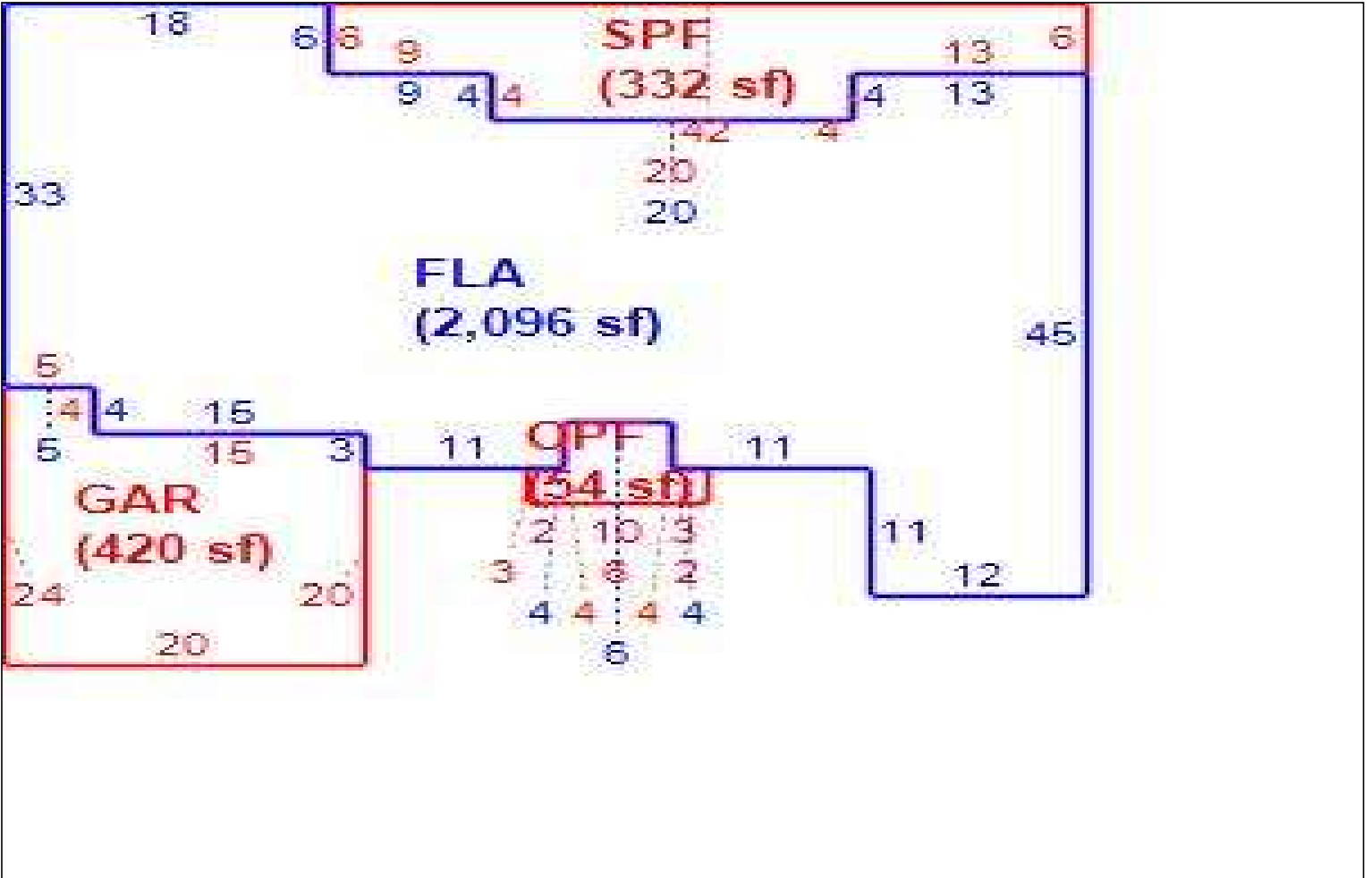
Current Owner		
ARZILLO VASILIKI & GERARD M		
455 WATERWOOD CT		
MINNEOLA	FL	34715

Property Location		
Site Address 455 WATERWOOD CT		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 1655
Property Use		Last Inspection
00100	SINGLE FAMILY	ADT 03-30-202

Legal Description
MINNEOLA, WATERFORD LANDING SUB LOT 30 PB 36 PGS 59-60 ORB 6131 PG 682

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	97,000.00	0.0000	1.00	1.150	1.000	0	111,550
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		111,550		
Classified Acres		0		Classified JV/Mkt		111,550		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,394
Deprec Bldg Value 254,522		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2012	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,096	2,096	2096	Effective Area	2096	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	104.21	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	54	0	Building RCN	262,394	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	332	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,096	2,902	2,096	Building RCNLD	254,522				



Alternate Key 3682629  
 Parcel ID 07-22-26-2500-000-03000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0224 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBF1	UTILITY BLDG FINISHED	120.00	SF	5.00	2014	2014	600.00	75.00	450
DEC2	DECK - WOOD	410.00	SF	4.63	2019	2019	1898.00	80.00	1,518
PAV3	PAVING	590.00	SF	3.36	2019	2019	1982.00	80.00	1,586

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	0058-19-01	01-14-2019	03-30-2020	2,500	0003	DECK WOOD 500-900SF	03-30-2020		
2015	056-14-03	03-04-2014	07-22-2014	2,400	0003	SHED	07-22-2014		
2013	174-12-07	06-22-2012	10-24-2012	124,876	0001	SFR 3/2 455 WATERWOOD CT	10-24-2012		

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023048218	6131	0682	04-20-2023	WD	Q	01	I	435,000	039	HOMESTEAD	2024	25000
2018038330	5089	1767	03-28-2018	WD	Q	Q	I	280,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4300	0308	03-15-2013	WD	Q	Q	I	200,000				
	4171	2335	06-06-2012	WD	Q	Q	V	25,000				
	3215	1380	07-14-2006	WD	U	U	V	133,000				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
111,550	254,522	3,554	369,626	249776	119850	50,000.00	69850	94850	369,796	

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Alternate Key 3804790  
Parcel ID 07-22-26-0800-000-00700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0224 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

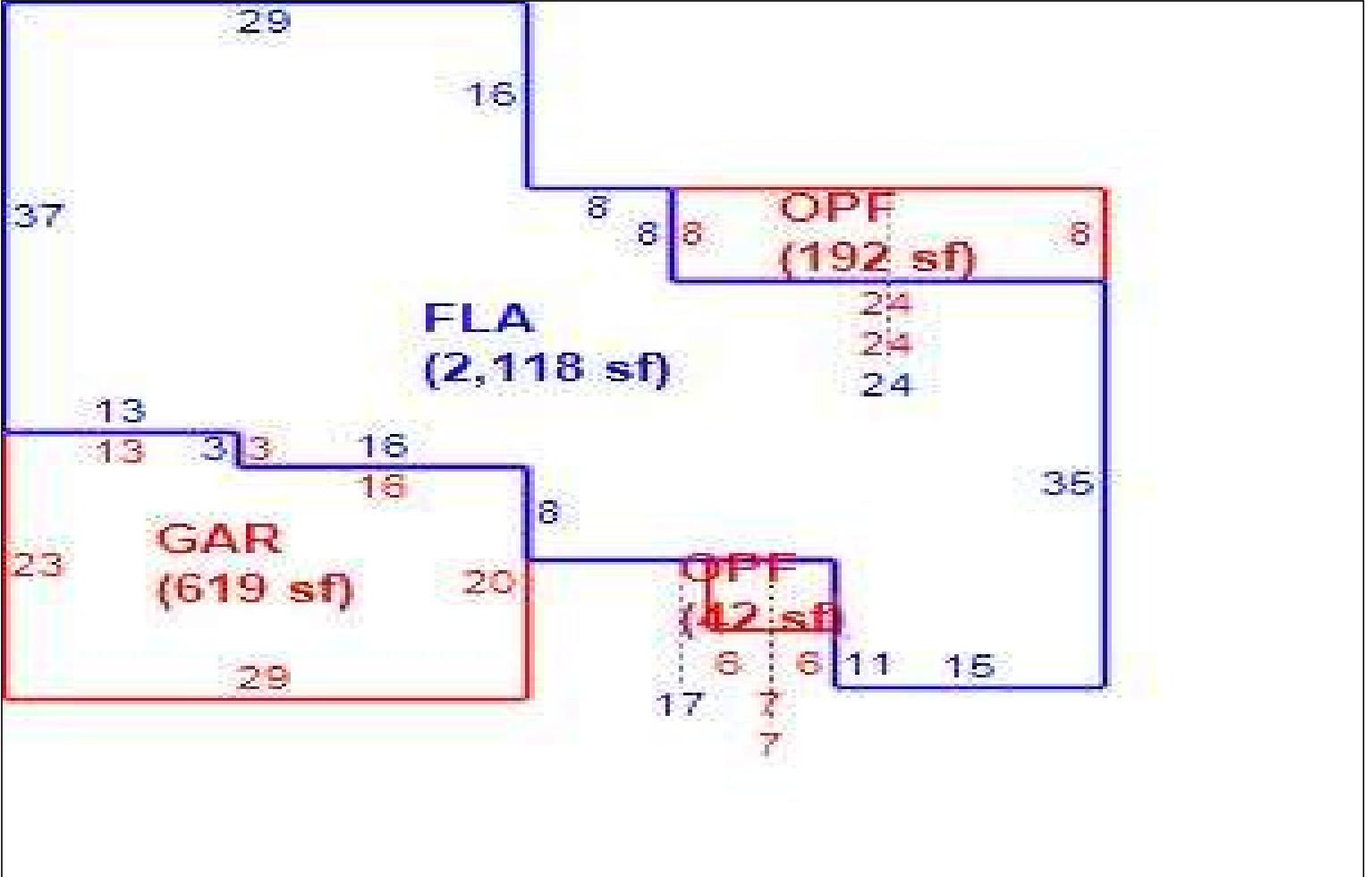
Current Owner		
COOPER NICOLE M		
735 WESTVIEW DR		
MINNEOLA	FL	34715

Property Location			
Site Address 735 WESTVIEW DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	1655
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGHLAND RIDGE PHASE I SUB LOT 7 PB 44 PGS 85-86 ORB 6123 PG 2116

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,000			
Classified Acres		0		Classified JV/Mkt		97,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 274,259
Deprec Bldg Value 266,031		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,118	2,118	2118	Effective Area	2118	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	619	0	Base Rate	107.14	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	274,259	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,118	2,971	2,118	Building RCNLD	266,031				

Alternate Key 3804790  
 Parcel ID 07-22-26-0800-000-00700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0224 Comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	HXNB	01-01-2001	10-15-2001	1	0000	FILED HX; OCCUPIED 6/01			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023042053	6123	2116	04-03-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	3930	1017	07-15-2010	WD	U	U	I	120,500	059		ADDITIONAL HOMESTEAD	2024
	3898	2384	03-04-2010	WD	U	U	I	100				
	3878	1469	02-17-2010	CT	U	U	I	100				
	1971	1970	06-27-2001	WD	Q	Q	I	163,300				
<b>Total</b>												50,000.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
97,000	266,031	0	363,031	0	363031	50,000.00	313031	338031	363,031	

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Alternate Key 3804806  
Parcel ID 07-22-26-0800-000-02000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0224 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

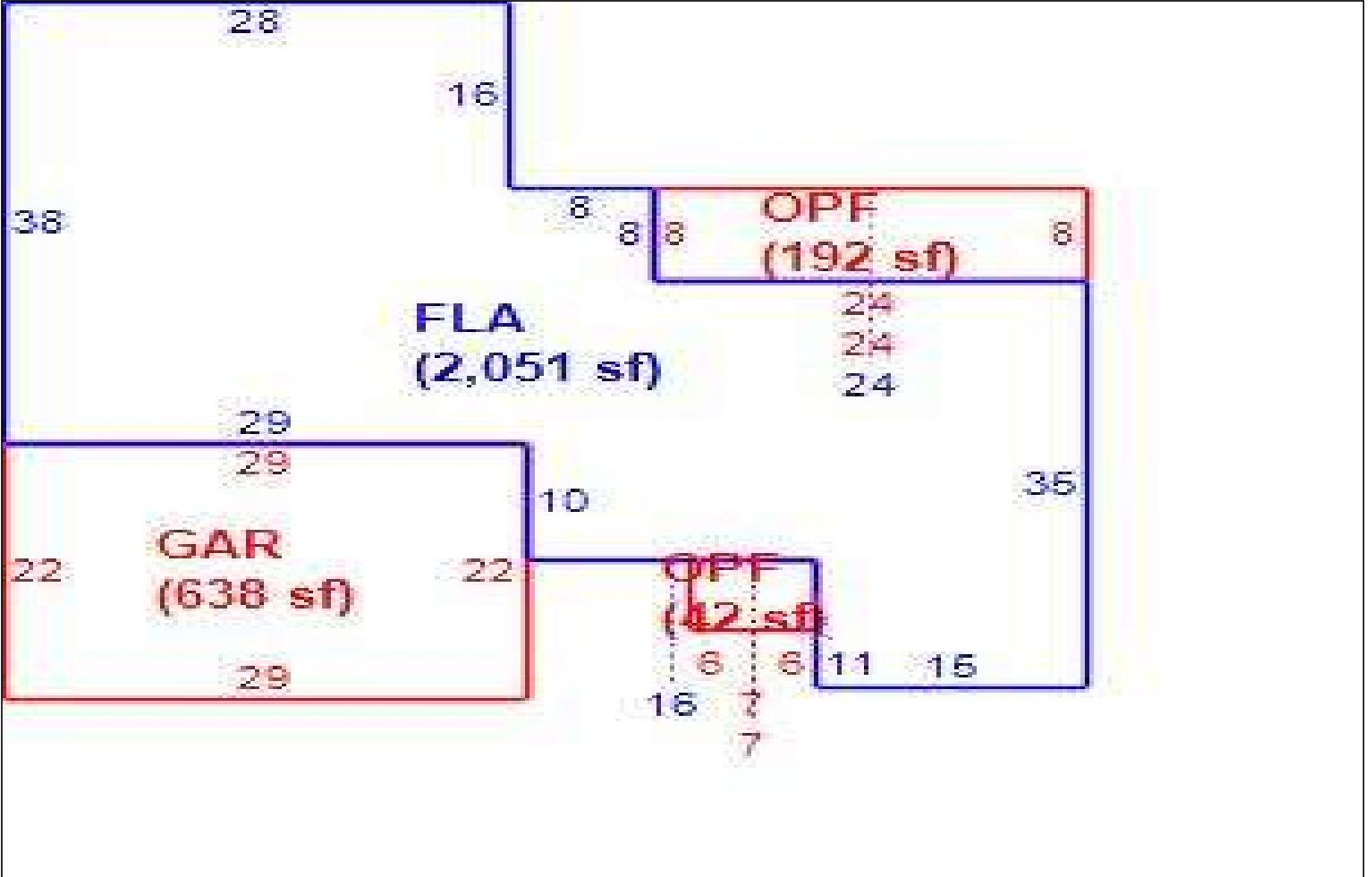
Current Owner		
MONROE AMBER & JEROMY		
704 WESTVIEW DR		
MINNEOLA	FL	34715

Property Location			
Site Address 704 WESTVIEW DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	1655
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGHLAND RIDGE PHASE I SUB LOT 20 PB 44 PGS 85-86 ORB 6137 PG 2398

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,000		
Classified Acres		0		Classified JV/Mkt		97,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,915
Deprec Bldg Value 260,848		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,051	2,051	2051	2002		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	638	0		107.86	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	234	0		268,915	Wall Type	03	Heat Type	6
						EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						0				
TOTALS		2,051	2,923	2,051	Building RCNLD	260,848				

Alternate Key 3804806  
Parcel ID 07-22-26-0800-000-02000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0224 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
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	2002	2002	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	447.00	SF	5.38	2002	2002	2405.00	70.00	1,684
SEN2	SCREEN ENCLOSED STRUCTURE	1407.00	SF	3.50	2002	2002	4925.00	45.00	2,216

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	0103-19-02	02-13-2019	04-08-2020	17,850	0002	REPL WINDOWS 11	04-08-2020		
2003	258-02-06B	06-05-2002	02-18-2003	4,960	0000	24X33 SEN			
2003	0146-02-04B	04-02-2002	02-18-2003	16,000	0000	13X26 POOL			
2003	0022-02-01B	01-17-2002	02-18-2003	500	0000	RTN			
2003	00140201BEP	01-09-2002	02-18-2003	120,000	0000	SFR/704 WESTVIEW DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023053637	6137	2398	05-04-2023	WD	Q	01	I	455,000	039	HOMESTEAD	2024	25000
	4506	1957	07-22-2014	WD	U	U	I	179,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4506	1953	07-22-2014	WD	U	U	I	158,000				
	2779	1015	03-07-2005	WD	Q	Q	I	279,900				
	2133	0884	06-19-2002	WD	Q	Q	I	197,400				
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	
97,000	260,848	13,182	371,030	0	371030	50,000.00	321030	346030	371,153	

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