

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes Alf-Key 38/9/54

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.

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Petition #	8024	-0224	<u></u>	ounty Lake		ax year 2024	Date received 9	12.29
DADE 4 To		*	GOUTH	TENED BY I			<u> </u>	
	cpayer Informa			<u></u>	D		D. I. (D. (	
	ne: American Hor		C; AR Leasin	g Company	Representative: I	Ryan, LLC c/o	Robert Peyton	
Mailing addres for notices	16220	_LC North Scotts: dale, AZ 8525		e 650	physical address or TPP account #	07-22-26-171 635 Cherry L		,
Phone <b>954-7</b>	40-6240				Email	ResidentialAp	peals@ryan.com	1
The standard	way to receive	information	is by US r	nail. If possibl	e, I prefer to receiv	ve information b	y 🗹 email 🗌	] fax.
	this petition at its that suppor			e. I have attac	ched a statement o	of the reasons I	filed late and any	
your evide	ence to the valu	e adjustment	board cler	k. Florida law a	red. (In this instand allows the property er the same statuto	appraiser to cros	ss examine or obje	ct to your
Type of Prop				d miscellaneor dassified use	us∏ High-water re ☐ Vacant lots and		listoric, commercial o Business machinery, e	•
PART 2. Rea	ason for Petiti	on (	Check one	e. If more than	n one, file a separ	ate petition.		
Denial of o	erty value (che classification andparent redu as not substar ersonal proper ired by s.193.0 taxes for catas	ction itially comple ty value (You 052. (s.194.0	ete on Jan u must hav 034, F.S.))	uary 1	Denial for late (Include a dat a Qualifying impre	te-stamped copy ovement (s. 193.1 control (s. 193.1	otion or classificati y of application.)	ange of
determing 5 Enter the	nation that the e time (in minu	y are substa tes) you think	ntially simi cyou need	ilar. (s. 194.01 to present you	arcels, or accounts 1(3)(e), (f), and (g ur case. Most heari its, parcels, or acc	ı), F.S.) ings take 15 min	utes. The VAB is r	
1	esses or I will I	not be availa	ble to atte	nd on specific	dates. I have atta	ched a list of da	tes.	
evidence dire appraiser's ev	ctly to the proportion	perty apprais hearing, yo	er at least u have the	15 days befo right to have	aiser. To initiate the re the hearing and witnesses sworn.	I make a written	request for the p	roperty
of your prope information re	rty record card	l containing in the property	informatior y appraise	n relevant to th	nce exchange, to represent the computation of petition, he or she	your current as	sessment, with co	nfidential

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.

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for prepresentation to this form.  Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.  I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.  Signature, taxpayer  Print name  Date  PART 4. Employee, Attorney, or Licensed Professional Signature  Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.  I am (check any box that applies):  A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature		
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.    Signature, taxpayer	without attaching a completed power of attorney or authorization for r Written authorization from the taxpayer is required for access to confid	epresentation to this form.	
PART 4. Employee, Attorney, or Licensed Professional Signature  Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.  I am (check any box that applies):  An employee of	Under penalties of perjury, I declare that I am the owner of the proper		
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.  I am (check any box that applies):  An employee of	Signature, taxpayer	Print name	Date
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.  I am (check any box that applies):  An employee of	PART 4 Employee Attorney or Licensed Professional Signature	1. de p	
An employee of	Complete part 4 if you are the taxpayer's or an affiliated entity's empl representatives.	oyee or you are one of the follo	owing licensed
A Florida Bar licensed attorney (Florida Bar number		(toyasvar ar an affiliated as	mtitu.
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.  Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of proce under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.    Robert Peyton 9/10/2024   Signature, representative   Print name   Date		(taxpayer or an anniated en	nuty).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number	<del></del>	).	20400
□ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number □ I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.  Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of proce under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.  □ Robert Peyton 9/10/2024  Signature, representative Print name Date  PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not listed in part 4 above.  □ I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above.  □ Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR □ the taxpayer's authorized signature is in part 3 of this form.  □ I am an uncompensated representative filing this petition AND (check one)  □ the taxpayer's authorization is attached OR □ the taxpayer's authorized signature is in part 3 of this form.  I understand that written authorization from the taxpayer is required for access to confidential information from the proper	A Florida real estate appraiser licensed under Chapter 475, Florid	da Statutes (license number <del>- F</del>	<u>RD6182</u> ).
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PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not listed in part 4 above.  I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above.  AND (check one)  Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR I the taxpayer's authorized signature is in part 3 of this form.  I am an uncompensated representative filing this petition AND (check one)  the taxpayer's authorization is attached OR I the taxpayer's authorized signature is in part 3 of this form.  I understand that written authorization from the taxpayer is required for access to confidential information from the proper	am the owner's authorized representative for purposes of filing this pe	etition and of becoming an ager	nt for service of process
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I understand that written authorization from the taxpayer is required for access to confidential information from the proper	☐ I am an uncompensated representative filing this petition AND (ch	eck one)	
	the taxpayer's authorization is attached OR  the taxpayer's au	thorized signature is in part 3 of	this form.
appraiser of tax collector.	I understand that written authorization from the taxpayer is required tappraiser or tax collector.	for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	becoming an agent for service of process under s. 194.011(3)(h), Flo	I representative for purposes of orida Statutes, and that I have r	f filing this petition and of read this petition and the
Signature, representative Print name Date	Circulture representative		

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	1	2024-0224		Alternate K	ey: <b>3819154</b>	Parcel	D: <b>07-22-26-17</b>	16-000-36300	
Petitioner Name	Robert	Peyton, Rya	ın LLC	Droporty	COE OUED		Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🔲 Tax	payer's agent	Property Address		RY LAUREL ST INEOLA	·		
Other, Explain:				Address	14111	INLOLA			
Owner Name	RICAN RESIDEN	NTIAL LEAS	ING COMPAN	Value from	Value befo	re Board Actic	on	D 14.0	
				TRIM Notice		nted by Prop App	I Value affer Board Action		
1. Just Value, red	quired			\$ 363,021 \$ 363,02			1		
2. Assessed or c	•	lue, *if appli	cable	\$ 317,22		317,22			
3. Exempt value,				\$	-				
4. Taxable Value,	*required			\$ 317,22	20 \$	317,22	20		
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority value	s may differ.			
							5 .		
Last Sale Date		Pric	ce:		Arm's Length	Distressed	Book	Page	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	38191	54	3682	629	3804		3804	806	
Address	635 CHERRY L		455 WATER		735 WEST		704 WEST		
	MINNEC	DLA	MINNE		MINNE		MINNE		
Proximity			0.26 N		0.29 N		0.26 Miles		
Sales Price			\$435,		\$425,		\$455,		
Cost of Sale			-15		-15		-15		
Time Adjust			3.20		3.20		2.80		
Adjusted Sale	¢407.70 ×	CE	\$383,		\$374,		\$399,		
\$/SF FLA Sale Date	\$187.70 p	per SF	\$183.05 4/20/2	•	\$176.98 4/3/2	•	\$194.78 5/4/2	•	
			4/20/2  ✓ Arm's Length	Distressed		Distressed		Distressed	
Terms of Sale			Aim's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adi	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Value Adj. Fla SF	1,934		2,096	-12150	2,118	-13800	2,051	-8775	
Year Built	2004		2012	-12130	2001	-13000	2002	-0113	
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/Carport	Yes		Yes		Yes		Yes		
Porches	Yes		Yes		Yes		Yes		
Pool	Υ		N	15000	N	15000	Υ	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	
	Market Value	\$363,021	Adj Market Value	\$386,520	Adj Market Value	\$376,050	Adj Market Value	\$390,715	
Adj. Sales Price	Value per SF	187.70		<u> </u>		<u> </u>		<u> </u>	
Į	'		·		ı		ı		

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

2024-0224 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				
	_			

Parcel ID 07-22-26-1716-000-36300

Current Owner

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

CALABASAS 91302-4012 CA

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

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

Card # 1 of 1

0583

Property Location

Site Address 635 CHERRY LAUREL ST MINNEOLA FL 34715

00MI **NBHD** Mill Group

> Property Use Last Inspection SINGLE FAMILY PJF 01-01-202

00100

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTIL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor Class val		Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	1.75	1.000	1.000	0	77,000
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	tl		77,000
Classified Acres 0 Classified JV/Mkt 77,000 Classified Adj JV/Mkt									0			
	Sketch											

Bldg 1 Replacement Cost 285,277 Deprec Bldg Value 276,719 0 Sec 1 of 1 Multi Story 3.1 23 13 11 35 11 20 20 (1,934 sf)13 20 17

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,934	1,934	1934	Effective Area	1934				
GAR			400	0	Base Rate	123.77	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	158	0	Building RCN	285,277	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVall Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1		2,492	1,934	Building RCNLD	276,719	Roof Cover	3	Type AC	03

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

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

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

	Non real 2020 Status. A											
	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 PLD2 SEN2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK SCREEN ENCLOSED STRUCTURE	182.00 418.00 1149.00	SF SF SF	35.00 5.38 3.50	2006	2006 2006 2006 2006	6370.00 2249.00 4022.00	85.00 70.00 55.00	5,415 1,574 2,212			

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

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

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

<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 07-22-26-2500-000-03000

Current Owner ARZILLO VASILIKI & GERARD M

455 WATERWOOD CT

MINNEOLA FL 34715 **LCPA Property Record Card** Roll Year 2025 Status: A

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

Card # 1 of 1

Property Location

Site Address 455 WATERWOOD CT

MINNEOLA FL 34715 00MI **NBHD** 1655

Mill Group Property Use Last Inspection SINGLE FAMILY ADT 03-30-202

00100

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10110	Борит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	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 111,5									111,550			
	Cla	assified A	cres	0 (	Classified JV/Mkt 11	1,550		Classified	l Adj JV/Mk	t	•	0
	Sketch											

Bldg 1 of 1 Replacement Cost 262,394 Deprec Bldg Value 254,522 Multi Story 1 Sec 18 20 33 20 FLA (2,096 sf)45 11 3 GAR 420 sf) 2020

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2012	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	2,096	,	2096	Effective Area	2096	No Charina	4 00	Cull Datha	
_	GARAGE FINISH	0	420	0	Base Rate	104.21	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	54 332	0	Building RCN	262,394	Quality Grade	665	Half Baths	0
SFT	SCILLIN FORCITTINIS	U	332	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Typo	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,096	2,902	2,096	Building RCNLD	254,522	Roof Cover	3	Type AC	03

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

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

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	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				
1	I .			l l		I	1						

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2020 2015	0058-19-01 056-14-03	01-14-2019 03-04-2014	03-30-2020 07-22-2014	2,500 2,400	0003	DECK WOOD 500-900SF SHED	03-30-2020 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	

			Sales Informa	ation						Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023048218 2018038330	6131 5089 4300 4171 3215	0682 1767 0308 2335 1380	04-20-2023 03-28-2018 03-15-2013 06-06-2012 07-14-2006	WD WD WD WD WD	00000	01 Q Q Q U	  -  - 	435,000 280,000 200,000 25,000 133,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
	Total 50,0												

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

<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 07-22-26-0800-000-00700

Current Owner COOPER NICOLE M 735 WESTVIEW DR MINNEOLA FL 34715 **LCPA Property Record Card** Roll Year 2025 Status: A

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

Card # of 1

**Property Location** 

Site Address 735 WESTVIEW DR

MINNEOLA FL 34715 00MI **NBHD** 1655

Mill Group 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

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 9				l Adj JV/MI d Adj JV/MI			97,000 0

Sketch Bldg Sec 1 of 1 Replacement Cost 274,259 Deprec Bldg Value 266,031 Multi Story 0 1 29 16 8 37 FLA (2,118 sf) 13 35 20 15 29 17

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,118	2,118	2118	Effective Area	2118				
GAR	GARAGE FINISH	0	619	0	Base Rate	107.14	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	274,259	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,118	2,971	2,118	Building RCNLD	266,031	Roof Cover	3	Type AC	03

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

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

2024-0224 Comp PRC Run: 12/10/2024 B

			*On				eatures re reflected	below			
Code	Desci	ription	Units	Туре	Unit I	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
					Buildi	ing Perr	nits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou	ınt	Туре		Description	on	Review Date	e CO Date
2002	HXNB	01-01-2001	10-15-2001		1	0000	FILED HX; (	OCCUPIED 6	/01		

2002	HXNB	01-01-2001	10-15-2001	1	0000	FILED HX; OC	CUPIED 6/01		
		Sale	s Information				F	remntions	

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

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

<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 07-22-26-0800-000-02000

Current Owner MONROE AMBER & JEROMY

704 WESTVIEW DR

MINNEOLA  $\mathsf{FL}$ 34715 **LCPA Property Record Card** Roll Year 2025 Status: A

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

Card # of 1

**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

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	7.53	1.00 LT	97,000.00		1.00	1.000	1.000	0	97,000
		Total A	cres	0.00	JV/Mkt 0			l Tota	l dj JV/Mk	t		97,000
Classified Acres 0 Classified JV/Mkt 97,000 Classified Adj JV/Mkt 0												

Sketch

Bldg of 1 Replacement Cost 268,915 Deprec Bldg Value 260,848 Multi Story 0 1 Sec 1 28 16 38 8 8 FLA (2,051 sf)35 10 22 15 29 16

	Building S	Sub Areas			Building Valuation Construction De				n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,051	2,051	2051	Effective Area	2051				
GAR	GARAGE FINISH	0	638	0	Base Rate	107.86	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	268,915	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
TOTALS 2,051 2,		2,923	2,051	Building RCNLD	260,848	Roof Cover	3	Type AC	03	

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

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

Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	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 Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023053637	6137 4506 4506 2779 2133	2398 1957 1953 1015 0884	05-04-2023 07-22-2014 07-22-2014 03-07-2005 06-19-2002	WD WD WD WD	QUUQQ	01 U U Q Q		455,000 179,900 158,000 279,900 197,400	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
									Total 50,00			
				1		Val	uo Summ	0 m /				

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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