



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Alt Key 3871640*

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>2024-0225</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; AH4R Properties, 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>08-22-26-001000006400 533 Woods Landing Drive</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 # 2024-0225	Alternate Key: 3871640	Parcel ID: 08-22-26-0010-000-06400	
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 533 WOODS LANDING DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name AH4R PROPERTIES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 469,101	\$ 469,101	
2. Assessed or classified use value, *if applicable	\$ 338,530	\$ 338,530	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 338,530	\$ 338,530	
*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#	3871640	3871739	3871670	3871736
Address	533 WOODS LANDING DR MINNEOLA	319 ARBOR POINTE AVE MINNEOLA	512 ARBOR POINTE AVE MINNEOLA	331 ARBOR POINTE AVE MINNEOLA
Proximity		0.13 Miles	0.05 Miles	0.11 Miles
Sales Price		\$515,000	\$530,000	\$580,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	3.20%	1.60%
Adjusted Sale		\$448,050	\$467,460	\$502,280
\$/SF FLA	\$146.46 per SF	\$139.88 per SF	\$145.94 per SF	\$156.82 per SF
Sale Date		7/25/2023	4/5/2023	8/7/2023
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	3,203	3,203	0	3,203	0	3,203	0
Year Built	2008	2009		2009		2009	
Constr. Type	Block/ Stucco	Block/ Stucco		Block/ Stucco		Block/ Stucco	
Condition	Good	Good		Good		Good	
Baths	3.1	3.1		3.1		3.1	
Garage/Carport	Y	Y		Y		Y	
Porches	Y	Y		Y		Y	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	Noone	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 0.0%	0	-Net Adj. 4.3%	-20000	-Net Adj. 4.0%	-20000
		Gross Adj. 0.0%	0	Gross Adj. 4.3%	20000	Gross Adj. 4.0%	20000
Adj. Sales Price	Market Value \$469,101	Adj Market Value \$448,050		Adj Market Value \$447,460		Adj Market Value \$482,280	
	Value per SF 146.46						

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.

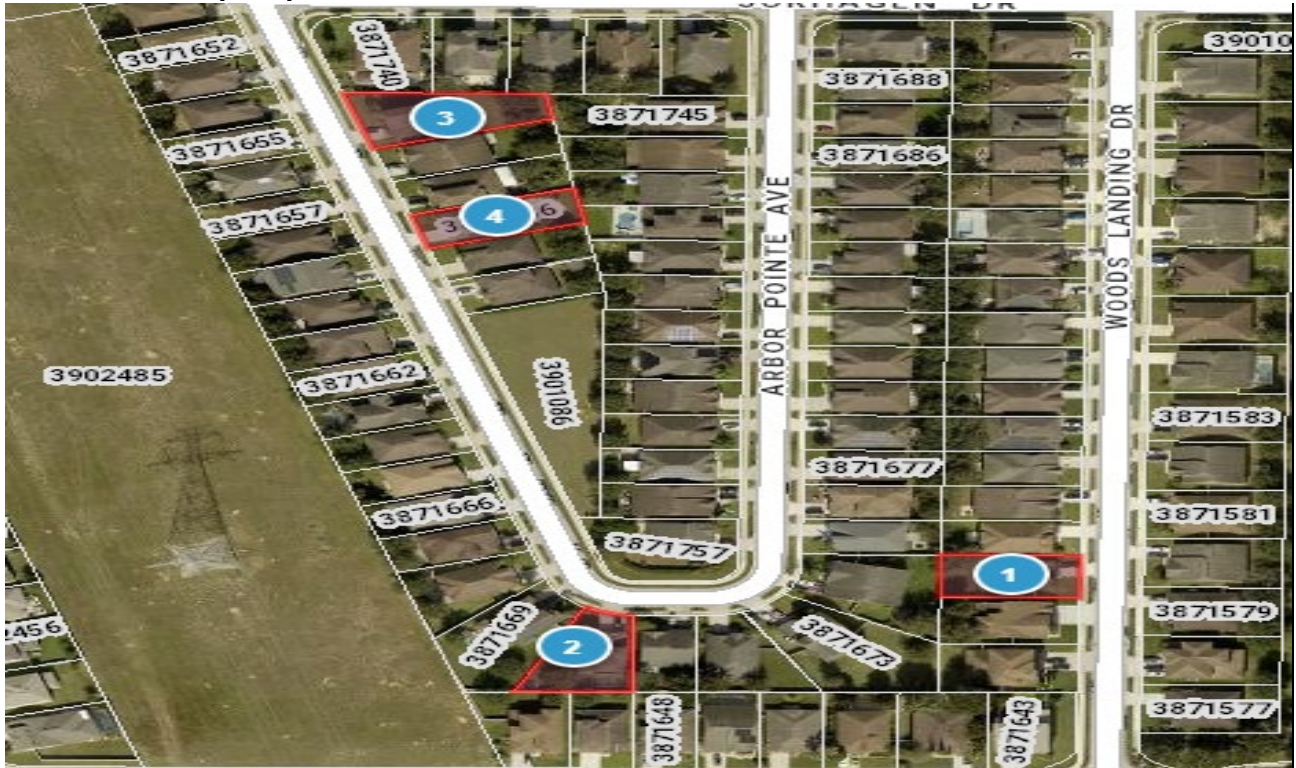
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0225 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3871640	533 WOODS LANDING DR MINNEOLA	-
2	Comp 1	3871739	319 ARBOR POINTE AVE MINNEOLA	0.13
3	Comp 2	3871670	512 ARBOR POINTE AVE MINNEOLA	0.05
4	Comp 3	3871736	331 ARBOR POINTE AVE MINNEOLA	0.11
5				
6				
7				
8				

Alternate Key 3871640
 Parcel ID 08-22-26-0010-000-06400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0225 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

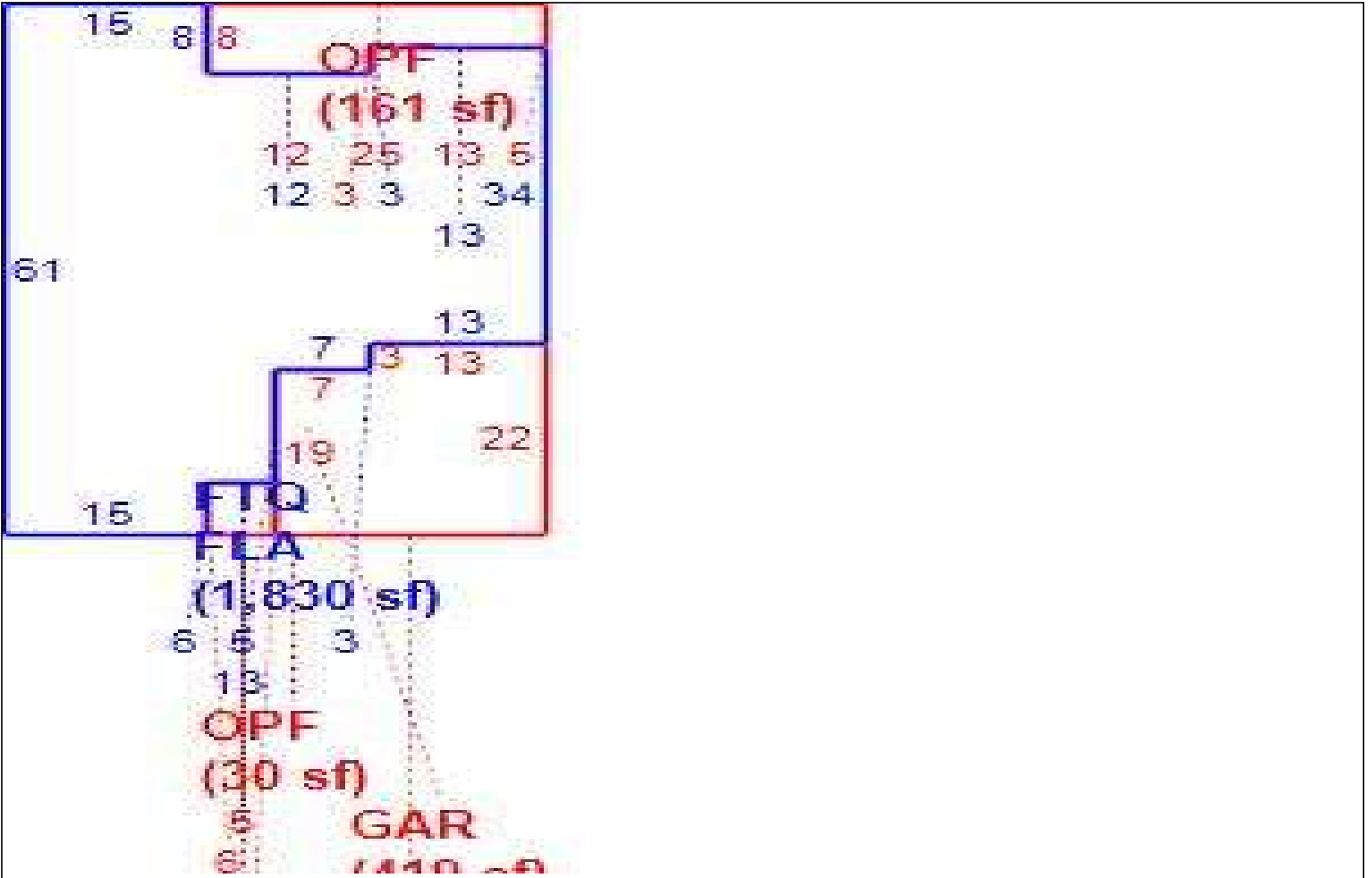
Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location			
Site Address 533 WOODS LANDING DR			
MINNEOLA		FL 34715	
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 64 ORB 4946 PG 1226

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	2.80	1.000	1.000	0	123,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200			
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 356,599 Deprec Bldg Value 345,901 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,830	1,830	1830	2008	3203	No Stories	1.75	Full Baths	3
FTQ	FINISHED AREA THREE	1,373	1,830	1373		94.03	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	419	0		356,599	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	191	0			% Good	97.00	Foundation	3
TOTALS		3,203	4,270	3,203		0	Functional Obsol	0	Roof Cover	3
					Building RCNLD	345,901	Roof Cover	3	Type AC	03

Alternate Key 3871640
 Parcel ID 08-22-26-0010-000-06400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0225 Subject
 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	
2009	193-08-07	07-30-2008	11-14-2008	357,776	0000	SFR 533 WOODS LANDING DR	01-13-2009		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017054293	4946	1226	05-15-2017	WD	Q	Q	I	265,000				
	3705	1375	11-21-2008	WD	Q	Q	I	228,300				
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	
123,200	345,901	0	469,101	96721	372380	0.00	372380	469101	469,101	

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.

Alternate Key 3871739
Parcel ID 08-22-26-0010-000-16300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0225 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

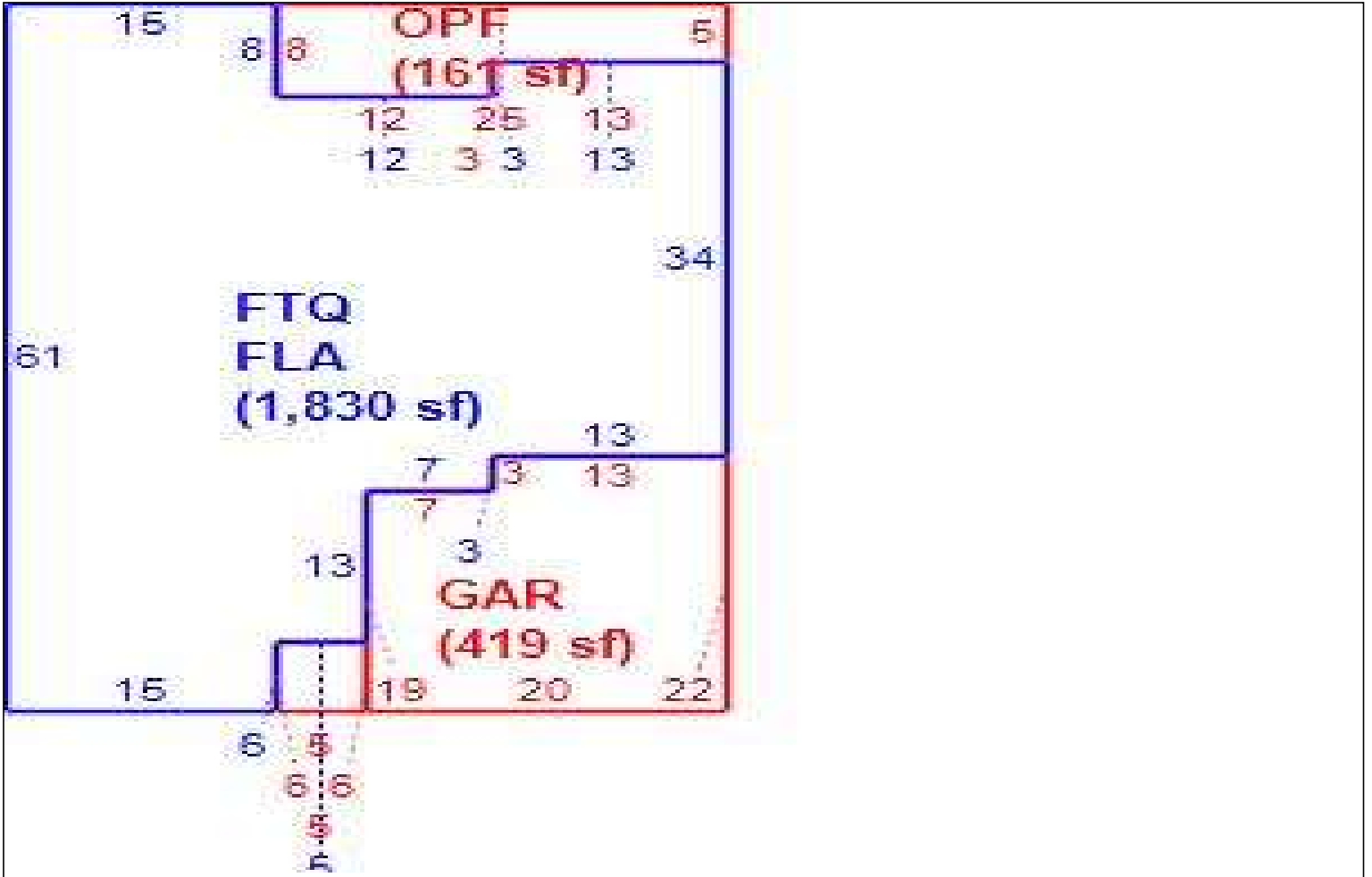
Current Owner			
EXLINE KELLY M & RACHEL ARELLANO			
319 ARBOR POINTE AVE			
MINNEOLA	FL	34715	

Property Location			
Site Address 319 ARBOR POINTE AVE			
MINNEOLA FL 34715			
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 163 ORB 6190 PG 1425

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	2.80	1.060	1.000	0	130,592	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		130,592			
Classified Acres		0		Classified JV/Mkt		130,592		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 356,599 Deprec Bldg Value 345,901 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,830	1,830	1830	Effective Area	3203	No Stories	1.75	Full Baths	3
FTQ	FINISHED AREA THREE	1,373	1,830	1373	Base Rate	94.03	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	419	0	Building RCN	356,599	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	191	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		3,203	4,270	3,203	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	345,901	Type AC	03		

Alternate Key 3871739
 Parcel ID 08-22-26-0010-000-16300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0225 Comp 1
 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	
2010	202-09-07	07-01-2009	02-17-2010	380,794	0001	SFR 319 ARBOR POINTE AVE	02-17-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023095743	6190	1425	07-25-2023	WD	Q	01	515,000	039	HOMESTEAD	2024	25000	
2017049387	4940	2208	04-19-2017	WD	U	M	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	3843	0693	11-05-2009	WD	Q	Q	221,800					
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	
130,592	345,901	0	476,493	0	476493	50,000.00	426493	451493	476,493	

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Alternate Key 3871670
Parcel ID 08-22-26-0010-000-09400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0225 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

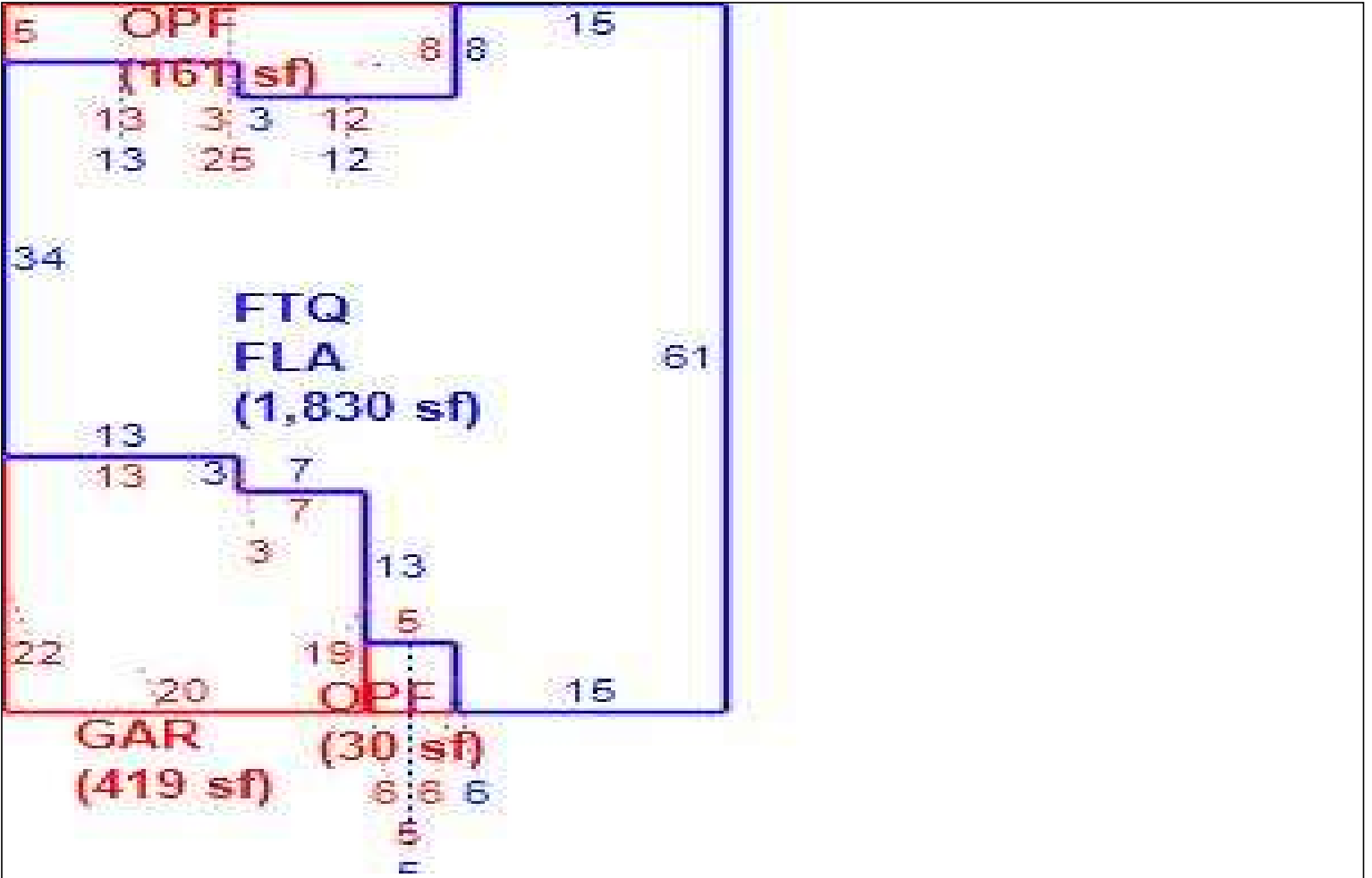
Current Owner		
BUCETA ALFONSO & JILL		
512 ARBOR POINTE AVE		
MINNEOLA	FL	34715-6046

Property Location		
Site Address 512 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	ADT 03-30-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 94 ORB 6124 PG 2372

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	2.80	1.000	1.000	0	123,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200			
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 356,599 Deprec Bldg Value 345,901 Multi Story 1



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	1,830	1,830	1830	2009	3203	94.03	No Stories	1.75	Full Baths 3
FTQ	FINISHED AREA THREE	1,373	1,830	1373	Building RCN	356,599	EX	Quality Grade	670	Half Baths 1
GAR	GARAGE FINISH	0	419	0	Condition	0	97.00	Wall Type	03	Heat Type 6
OPF	OPEN PORCH FINISHE	0	191	0	% Good	0	0	Foundation	3	Fireplaces 0
TOTALS		3,203	4,270	3,203	Functional Obsol	345,901	0	Roof Cover	3	Type AC 03

Alternate Key 3871670
 Parcel ID 08-22-26-0010-000-09400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0225 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
POL3	SWIMMING POOL - RESIDENTIAL	312.00	SF	46.00	2019	2019	14352.00	87.50	12,558
PLD2	POOL/COOL DECK	408.00	SF	5.38	2019	2019	2195.00	87.50	1,921
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2019	2019	5712.00	87.50	4,998

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	0113-19-02	02-19-2019	03-30-2020	5,000	0003	SEN	03-30-2020		
2020	015-19-01	01-03-2019	03-30-2020	30,000	0003	POL & DECK	03-30-2020		
2010	247-09-08	08-03-2009	02-17-2010	380,794	0001	SFR 512 ARBOR POINTE AVE	02-17-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023042990	6124	2372	04-05-2023	WD	Q	01	I	530,000			
2018137066	5202	1606	11-20-2018	WD	Q	Q	I	310,000			
2017049387	4940	2208	04-19-2017	WD	U	M	I	100			
	4228	0935	10-12-2012	WD	Q	Q	I	203,500			
	4044	1966	06-17-2011	WD	Q	Q	I	218,200			
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	
123,200	345,901	19,477	488,578	0	488578	0.00	488578	488578	489,135	

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Alternate Key 3871736
Parcel ID 08-22-26-0010-000-16000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0225 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

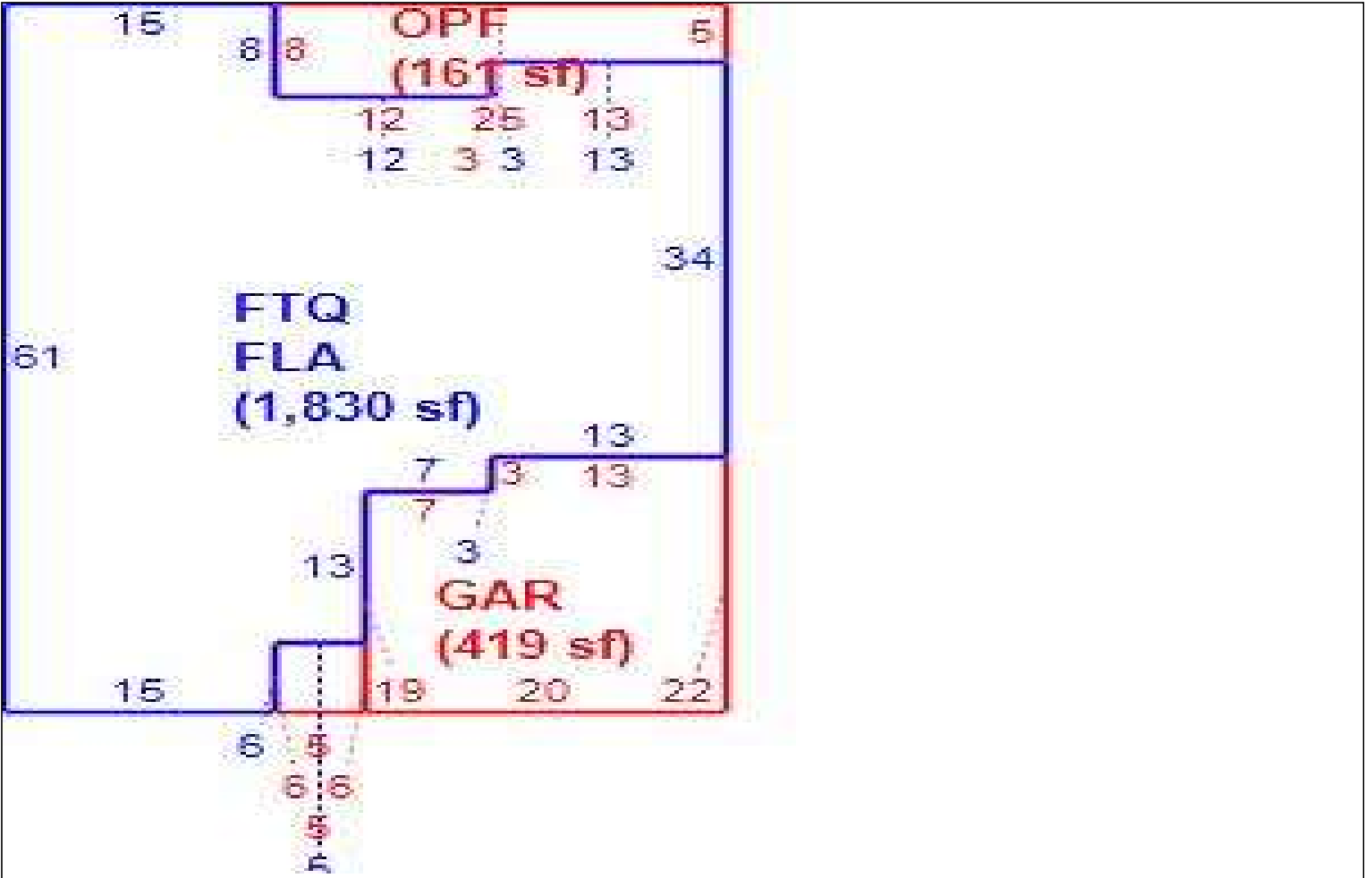
Current Owner		
RODRIGUES DE OLIVEIRA FERNANDO & POLYANNA C MELO DE OLIVEIRA		
331 AROBR POINTE AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 331 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 160 ORB 6191 PG 687

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	2.80	1.000	1.000	0	123,200	
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		123,200					
Classified Acres		0		Classified JV/Mkt 123,200		Classified Adj JV/Mkt		0					

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 356,599 Deprec Bldg Value 345,901 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,830	1,830	1830	Effective Area	3203	No Stories	1.75	Full Baths	3
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GAR	GARAGE FINISH	0	419	0	Building RCN	356,599	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	191	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		3,203	4,270	3,203	Building RCNLD	345,901				

Alternate Key 3871736
 Parcel ID 08-22-26-0010-000-16000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0225 Comp 3
 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
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	2015	2015	14700.00	85.00	12,495
PLD3	POOL/COOL DECK	724.00	SF	7.33	2015	2015	5307.00	77.50	4,113

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	287-15-06	06-11-2015	11-20-2015	32,300	0003	POL & DECK	11-20-2015		
2014	SALECVD	01-01-2013	04-15-2014	1	0098	ABOVE AVG N STANDARD	01-19-2014		
2014	SALE	01-01-2013	04-15-2014	1	0099	CHECK VALUE	01-09-2014		
2013	IMPS	01-01-2012	03-20-2013	1	0008	ADD IMPS	03-20-2013		
2010	99-09-04	03-16-2009	02-17-2010	328,934	0001	SFR 331 ARBOR POINTE AVE	02-17-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023096333	6191	0687	08-07-2023	WD	Q	01	I	580,000			
2017070549	4965	1956	06-19-2017	WD	Q	Q	I	325,000			
	4380	0717	09-12-2013	WD	Q	Q	I	252,500			
	3803	2448	07-28-2009	WD	Q	Q	I	233,400			
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	
123,200	345,901	16,608	485,709	0	485709	0.00	485709	485709	485,842	

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