

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING ...

Section 194.011, Florida Statutes AH Key 3756/34

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.

	O VEIDEUS COMPLETED EN CO	uarkop the way			AB)
Petition# 202	74-0266	County Lake	Tax yea	аг <b>2024</b>	Date received 9./2.24
			HEPETITIONER :		
PART 1. Taxpaye	r Information				
	nerican Homes 4 Rent, LLC; AH	4RP Seven, LLC	Representative: Ryan,	LLC c/o F	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	privoled address		000 07900 idge Court
Phone <b>954-740-6</b> 2	240		Email Resid	dentialAp	peals@ryan.com
	o receive information is by	•			
	petition after the petition deat support my statement.	eadline. I have attac	hed a statement of the i	reasons I f	filed late and any
your evidence to evidence. The \ Type of Property	o the value adjustment boa /AB or special magistrate : A Res. 1-4 units Industr	rd clerk. Florida law a ruling will occur unde	llows the property apprai or the same statutory guid	ser to cross delines as e	submit duplicate copies of s examine or object to your if you were present.) istoric, commercial or nonprofit usiness machinery, equipment
PART 2. Reason	for Petition Chec	k one. If more than	one, file a separate pe	etition.	
☐ Denial of classif ☐ Parent/grandpa ☐Property was not ☐Tangible persona		n January 1 ist have timely filed a	(Include a date-stan a∐Qualifying improveme	of exempt nped copy nt (s. 193.1	tion or classification of application.)
•	for catastrophic event	, ,	193.1555(5), F.S.)	•	
determination  5 Enter the time		y similar. (s. 194.01 need to present you	1(3)(e), (f), and (g), F.S. r case. Most hearings ta	.) ke 15 minu	ty appraiser's utes. The VAB is not bound e time needed for the entire
1	or I will not be available t	o attend on specific	dates. I have attached a	a list of date	es.
evidence directly to appraiser's evidence	to exchange evidence wil the property appraiser a ce. At the hearing, you ha	t least 15 days befor ve the right to have	e the hearing and make witnesses sworn.	e a written	request for the property
of your property red information redacte	cord card containing infor	mation relevant to th	e computation of your c	urrent ass	property appraiser a copy essment, with confidential I the property record card

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 auth without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the pretition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat	ure	
Complete part 4 if you are the taxpayer's or an affiliated entity's erepresentatives.		
I am (check any box that applies):  An employee of	(taxpayer or an affiliated e	entity)
A Florida Bar licensed attorney (Florida Bar number	).	onacy).
A Florida real estate appraiser licensed under Chapter 475, F	Florida Statutes (license number –	RD6182).
☐ A Florida real estate broker licensed under Chapter 475, Flor		).
☐ A Florida certified public accountant licensed under Chapter 4	173, Florida Statutes (license numb	per).
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing thunder s. 194.011(3)(h), Florida Statutes, and that I have read this	nis petition and of becoming an age	ent for service of process
Robert I. Penton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		E LA
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 I AND (check one)	icensed representatives or employ	rees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirer taxpayer's authorized signature OR ☐ the taxpayer's authorized		., executed with the
☐ I am an uncompensated representative filing this petition ANI	O (check one)	
the taxpayer's authorization is attached OR  the taxpayer's	s authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is requirappraiser or tax collector.	red for access to confidential inforr	mation from the property
Under penalties of perjury, I declare that I am the owner's author becoming an agent for service of process under s. 194.011(3)(h) facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŧ	2024-0266		Alternate K	ey: <b>3756134</b>	Parcel	ID: <b>12-22-25-16</b>	10-000-07900	
Petitioner Name	Ryan, LL	.C c/o Rober	t Peyton	D			Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🔲 Tax	payer's agent	Property		EN RIDGE CT			
Other, Explain:				Address	IVIII	INEOLA			
	can Homes 4 R	ent IIC: A	H4R Properties	Value from	Value befo	re Board Actio	n l		
Owner Hame	can nomes 4 iv	ent, LLO, A	114IX I TOPETUE	TRIM Notice		nted by Prop App	i Value atter	Board Action	
4 1	!ua.al								
1. Just Value, red	-			\$ 319,8		319,84	<u> </u>		
2. Assessed or c			cable	\$ 278,3	50 \$	278,3	00		
3. Exempt value,		ne		\$	-				
4. Taxable Value	, *required			\$ 278,3	50   \$	278,3	50		
*All values entered	d should be coun	ty taxable va	ilues, School an	d other taxing	authority value	s may differ.			
L4 O -1 - D -4 -						T Distance of	Darda	D	
Last Sale Date	6/6/2014	Prid	ce: \$15	3,000	✓ Arm's Length [	Distressed	Book <u>4489</u>	Page <u>478</u>	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	37561		3821		3821		3821		
Address	1030 GREEN	RIDGE CT	1108 HILL M	OUNT DR	1121 HEATHE	R GLEN DR	1825 SUMMI	T OAK CIR	
Address	MINNE	OLA	MINNE	EOLA	MINNE	EOLA	MINNE	OLA	
Proximity			0.65 N		0.56 N		1.06 N		
Sales Price			\$389,		\$400,		\$419,000		
Cost of Sale			-15		-15		-15		
Time Adjust			0.80		0.00		4.40		
Adjusted Sale			\$333,		\$340,		\$374,		
\$/SF FLA	\$174.88 բ	per SF	\$184.91	•	\$186.30		\$209.85	•	
Sale Date			10/26/		12/28/		1/13/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,829		1,805	1200	1,825	200	1,785	2200	
Year Built	1998		2005	0	2004	0	2004	0	
Constr. Type	Stucco/Brick		Stucco/Brick		Stucco/Brick	0	Stucco/Brick	0	
Condition	Good		Good	0	Good	0	Good	0	
Baths	2.0		2.0	0	2.0	0	2.0	0	
Garage/Carport	2 Car		2 Car	0	2 Car	0	2 Car	0	
Porches	Screen N		Screen N	0	Screen N	0	Patio N	10000	
Pool Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	none		none	0	none	0	none	0	
Site Size	10305 SF		12324 SF	0	12593 SF	0	32222 SF	-20000	
	Subbdivision		Subbdivision	0	Subbdivision	0	Subbdivision	0	
Location						_			
View	Residential		Residential	0	Residential	0	Residential	0	
			Net Adj. 0.4%	1200	Net Adj. 0.1%	200	-Net Adj. 2.1%	-7800	
			Gross Adj. 0.4%	1200	Gross Adj. 0.1%	200	Gross Adj. 8.6%	32200	
	Market Value	\$319,848	Adj Market Value	\$334,962	Adj Market Value	\$340,200	Adj Market Value	\$366,786	
Adj. Sales Price	Value per SF	174.88		-		· · · · · · · · · · · · · · · · · · ·		<u>.                                      </u>	

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: MTW DATE 11/25/2024

2024-026€ Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3756134	1030 GREEN RIDGE CT MINNEOLA	_
2	comp 1	3821789	1108 HILL MOUNT DR MINNEOLA	0.65
3	comp 2	3821680	1121 HEATHER GLEN DR MINNEOLA	0.56
4	comp 3	3821437	1825 SUMMIT OAK CIR MINNEOLA	1.06
5				
6				
7				
8				

Alternate Key 3756134 Parcel ID

12-22-25-1610-000-07900

Current Owner

AMERICAN HOMES 4 RENT PROPERTIES S ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

**CALABASAS** 91302-4012 CA

**LCPA Property Record Card** Roll Year 2024 Status: A

Subject

2024-0266 Subject 12/5/2024 By jbush PRC Run:

> Card # 1 of

**Property Location** 

Site Address 1030 GREEN RIDGE CT

MINNEOLA 00MI NBHD 0513

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

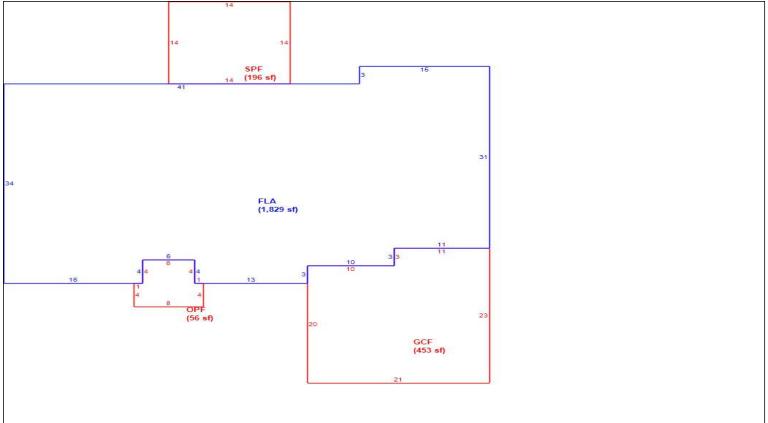
34715

Legal Description

MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE II SUB LOT 79 PB 37 PG 77 ORB 4489 PG 478

Lan	d Lines													
LL	Use Code	Front	Depth	Not Ad		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	3.00	1.000	1.000	0	91,500
	Total Acres 0.00 JV/Mk					1kt 0			Tota	Adj JV/MI	kt		91,500	
	Classified Acres 0					Classified JV/Mkt 91,500				Classified Adj JV/Mkt				0

Sketch Bldg 1 of 1 Replacement Cost 235,410 Deprec Bldg Value 228,348 Multi Story 0 Sec 1



	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,829 0	1,829 453		Effective Area	1829	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	56 196	-	Base Rate Building RCN	105.68 235,410	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,829	2,534	1,829	Building RCNLD	228 348	Roof Cover	3	Type AC	0.3

Alternate Key 3756134 Parcel ID 12-22-25-1610-000-07900

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0266 Subject PRC Run: 12/5/2024 By jbush

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Unit Price Effect Yr RCN %Good Code Units Type Year Blt Description Apr Value **Building Permits** Permit ID CO Date Roll Year Issue Date Comp Date Amount Туре Description Review Date CHECK VALUE SALE 01-01-2014 03-17-2015 0099 03-18-2015 2015 9790925 03-06-1998 12-01-1998 99,450 0000 SFR U/C '98 1999 9790925 09-01-1997 12-31-1997 99,450 0000 SFR 1998 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount

Value Cummon												
Total 0.00												
100												
000												
100												
000												
75,0												

				vaiue St	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
91.500	228.348	0	319.848	41498	278350	0.00	278350	319848	312.635

#### Parcel Notes

04FC LOC FROM 125 QG FROM 500 LG 060304

3617/159 TIMOTHY & JANISE DAWSON TO GORDON F & ELIZABETH JANE HEIMANN HW

3626/1698 CORRECTIVE DEED FOR 3617/159 DOES NOT GIVE ANY INFO AS TO WHAT IT IS CORRECTING

09X TVADX APPROVED FOR GORDON F HEIMANN GC

11X GORDON F HEIMANN SR 69 DECEASED 051811 FL DEATH LIST

11X TVADX APPROVED FOR ELIZABETH HEIMANN AS THE WIDOW OF GORDON HEIMANN GC 052311

4489/478 ELIZABETH JANE HEIMANN TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC

15FC CANNOT SEE JOB IN CCF SFR IN GOOD EXT COND IS RENTED DN 031715

19VAB PETITION 2019-110 DLS 091219

19VAB PETITION 2019-110 WITHDRAWN NO CHANGE TJW 121319

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

<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.\*\*\*

Alternate Key 3821789

**CREECH BAILEY & LAUREN** 

Parcel ID 01-22-25-1507-000-46700 Current Owner

 $\mathsf{FL}$ 

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0266 Comp 1 12/5/2024 By PRC Run:

> Card # 1 of 1

> > MHS 02-03-202

**Property Location** 

Site Address 1108 HILL MOUNT DR

SINGLE FAMILY

00100

MINNEOLA FL 34715

Mill Group 00MI NBHD 0513 Property Use Last Inspection

Comp 1

Legal Description

MINNEOLA

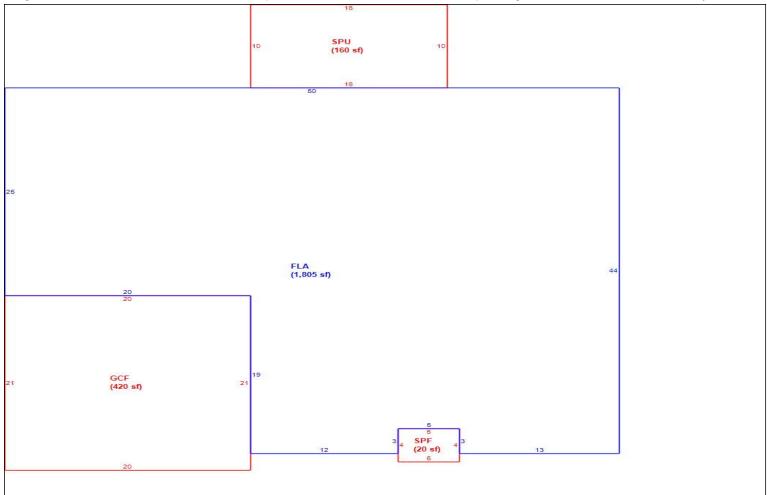
1108 HILL MOUNT DR

MINNEOLA, OAK VALLEY PHASE III SUB LOT 467 PB 50 PG 61-63 ORB 6234 PG 932

34715

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
		Total A	cres	0.00	JV/Mkt 0			Tota	i Adj JV/MI	ct		79,910
	Cla	assified A	cres	0 (	Classified JV/Mkt 79	910		Classified	IM/VI. ibA h	ct		0

Sketch Bldg 1 237,150 Multi Story 0 Sec 1 of 1 Replacement Cost Deprec Bldg Value 230,036



	Building S	Sub Areas			Building Valuation	า	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,805 0	1,805 420	1805 0	Ellective Area	1805	No Stories	1.00	Full Baths	2
SPF SPU	SCREEN PORCH FINIS SCREEN PORCH UNFIN	0 0	20 160	0	Base Rate Building RCN	108.95 237,150	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 1,		2,405	1,805	Building RCNLD	230,036	Roof Cover	3	Type AC	03

Alternate Key 3821789 Parcel ID 01-22-25-1507-000-46700

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0266 Comp 1 PRC Run: 12/5/2024 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

				Build	ing Perr	nits						
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date			
2020	349-19-05	05-02-2019	02-03-2020	10,700	0002	SCRN RM 20X	(14/SCRN IN FRONT ENT	02-03-2020				
2017	SALE	01-01-2016	01-24-2017	1	0099	CHECK VALUE	E	01-25-2017				
2006	783-04-10BEP	01-01-2005	10-10-2005	113,064	0000	SFR FOR 2009	5					
2005	783-04-10BEP	09-30-2004	12-14-2004	113,064	0000	SFR 3/2 1108	HILL MOUNT DR					
		0-1	a Information				F.,,	mntiono				

			Sales Inform	ation						Exemptions																				
Instrument No	Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023133120 2016016169	6234 4741 2756 2623	0932 0640 0781 1261	10-26-2023 02-08-2016 01-31-2005 07-15-2004	WD WD WD WD	Q Q U U	01 Q U M	 	389,000 181,000 158,400 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024																			
										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				
70 010	230 036	0	300 046	0	300046	50,000,00	250046	284946	302 588				

#### Parcel Notes

2756/781 EDITH LUGO SINGLE
4741/640 EDITH LUGO TO ANTHONY & ROSA JULIA MORALES HW
16X COURTESY HX CARD SENT 022216
17X COURTESY HX CARD SENT 122216
17FCL SFR IS IN VERY GOOD EXT COND NO CHGS DN 012417
20FC OPF3 TO SPF3 AND CAN4 TO SPU4 MHS 020320
6234/932 ANTHONY AKA ANTONIO & ROSA JULIA MORALES TO BAILEY & LAUREN CREECH HW

24CC EFILE HX APP CP 022824

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Alternate Key 3821680

Parcel ID 01-22-25-1507-000-36500

Current Owner

of 1

MURARO DE OLIVEIRA VITOR & STEFANNI

1121 HEATHER GLEN DR

Sec 1

MINNEOLA 34715 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 2

2024-0266 Comp 2 PRC Run: 12/5/2024 By

Card # 1 of 1

**Property Location** 

Site Address 1121 HEATHER GLEN DR

MINNEOLA

FL 34715 NBHD 0513

00MI Property Use

Last Inspection

00100 SINGLE FAMILY

Mill Group

PJF 01-24-201

Legal Description

MINNEOLA, OAK VALLEY PHASE III SUB LOT 365 PB 50 PG 61-63 ORB 6264 PG 500

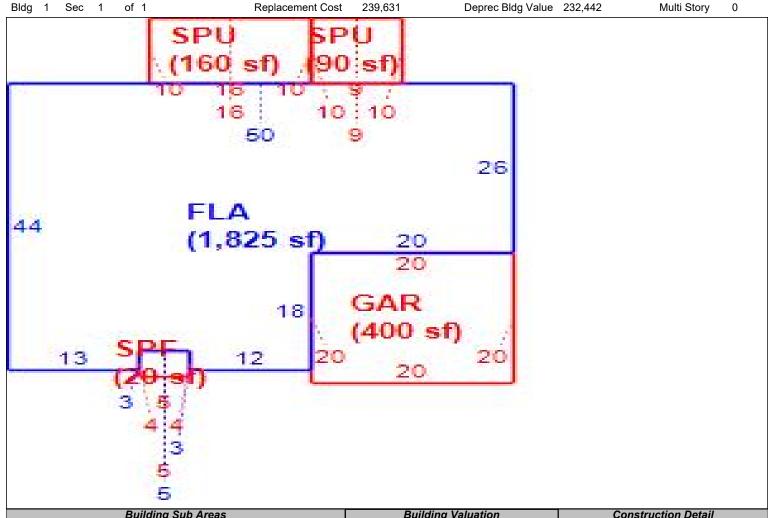
Lan	Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910	
					JV/Mkt 0	0.010			l I Adj JV/MI I Adi JV/MI			79,910	

Sketch

239,631 Replacement Cost

Deprec Bldg Value 232,442

Multi Story



	Building S	Sub Areas			Building Valuatior	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,825	1,825	1825	Effective Area	1825	No Stories	1.00	Full Baths	2
GAR SPF	GARAGE FINISH SCREEN PORCH FINIS	0	400 20	0	Base Rate	108.90	INO Stories	1.00		2
	SCREEN PORCH UNFIN	0	250	0	Building RCN	239,631	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	l oundation	3	Tireplaces	U
	TOTALS	1,825	2,495	1,825	Building RCNLD	232,442	Roof Cover	3	Type AC	03

Alternate Key 3821680 Parcel ID 01-22-25-1507-000-36500

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0266 Comp 2 PRC Run: 12/5/2024 By

Card # 1 of 1

Non real 2024 Status. A												
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	Ruilding Permits											

				Build	ing Perr	nits						
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date			
2008 2005	340-07-10 694-04-08BEP	10-24-2007 08-19-2004	01-29-2008 01-05-2005	7,995 113,064			(9 & 12X16 BIRDCAGE HEATHER GLEN DR	01-29-2008				
	Sales Information Exemptions											

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023157398	6264	0500	12-28-2023	WD	Q	01	1	400,000				
	2735	0194	12-14-2004	WD	Q	Q	1	147,900				
	2612	1483	06-30-2004	WD	U	M	V	1				
										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				
79,910	232,442	0	312,352	0	312352	0.00	312352	312352	304,991				

#### Parcel Notes

05X VADX BELONGS TO JOHNNY SCALES
08FC CAN4 TO SPU4 OPF3 TO SPF3 ADD MISC MHS 012908
20 JOHNNY B SCALES 83 DECEASED 060620 STATE DEATH LIST FILE 2020096910 JLB 062220
20CC SUBMITTED WX APP WITH DC NT 081920
20X APPROVED EMMA FOR WX PREFILED FOR 2021 LD 082720
6264/500 EMMA J SCALES TO VITOR & STEFANNIE MURARO DE OLIVEIRA HW

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Alternate Key 3821437

Parcel ID 01-22-25-1506-000-31300

Current Owner

SARRIA TORO ERNESTO R JR & MARY A S

6496 DOMENICO CT

GROVELAND FL 34736

LCPA Property Record Card Roll Year 2024 Status: A

Comp 3

2024-0266 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 1825 SUMMIT OAK CIR
MINNEOLA FL 34715

Mill Group 00MI NBHD 0513

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-24-201

Legal Description

OAK VALLEY PHASE II PB 50 PG 58-60 LOT 313 ORB 6083 PG 124

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
		Total A	cres	0.00	JV/Mkt 0				Adj JV/MI			79,910
Classified Acres 0 Classified JV						910		Classified	M/VI. ibA h	rt l		0

	Building	Sub Areas			Building Valuation	Cons	Construction Detail			
C	ode Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FL/ GA	_	1,785 0	1,785 440	1785 0	Effective Area	1785	No Stories	1.00	Full Baths	2
OP PA	F OPEN PORCH FINISHE	0	20 420	0	Base Rate Building RCN	108.99 235.135	Quality Grade	670	Half Baths	0
' '	TAME SHOOVERED		120	Ü	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,785	2,665	1,785	Building RCNLD	228,081	Roof Cover	3	Type AC	03

Alternate Key 3821437
Parcel ID 01-22-25-1506-000-31300

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0266 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Code Type %Good Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description **Review Date** 830-03-12BE SFR/1825 SUMMIT OAK CIR 01-01-2004 07-21-2004 113,064 0000 2005 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 01-13-2023 WD 2023008290 6083 0124 Q 01 419,000 2538 0319 03-22-2004 WD Q Q 141,600 WD Ü 10-15-2003 М 2436 0067 V 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				
79,910	228,081	0	307,991	0	307991	0.00	307991	307991	300,738				

23CC RECEIVED WX APP AND DC CP 111722

60823/121 ORLANDO MARRERO 53 DECEASED 032022 DC

6083/124 NANCY MARRERO TO ERNESTO RAFAEL SARRIA TORO JR & MARY A SANTANA DE JESUS HW

<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.\*\*\*