



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes Alt Key 3756291

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), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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 # 2024-0267	Alternate Key: 3756291	Parcel ID: 12-22-25-1610-000-09500
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1015 HIGH RIDGE CT MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes4 Rent, LLC; AMH 2015-	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 340,566	\$ 340,566
2. Assessed or classified use value, *if applicable	\$ 314,530	\$ 314,530
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 314,530	\$ 314,530

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 11/19/2013 **Price:** \$153,000 Arm's Length Distressed **Book** 4412 **Page** 1037

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3756291	3835780	3821789	3821680
Address	1015 HIGH RIDGE CT MINNEOLA	930 WILLOW OAK LOOP MINNEOLA	1108 HILL MOUNT DR MINNEOLA	1121 HEATHER GLEN DR MINNEOLA
Proximity		0.94 Miles	0.56 Miles	0.48 Miles
Sales Price		\$390,000	\$389,000	\$400,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	0.80%	0.00%
Adjusted Sale		\$348,660	\$333,762	\$340,000
\$/SF FLA	\$172.26 per SF	\$166.98 per SF	\$184.91 per SF	\$186.30 per SF
Sale Date		1/31/2023	10/26/2023	12/28/2023
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	1,977	2,088	-5550	1,805	8600	1,825	7600
Year Built	1997	2006	0	2005	0	2004	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.1	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Screen	Screen	0	Screen	0	Screen	0
Pool	N	N	0	N	0	N	0
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	none	0	none	0	none	0
Site Size	10397 SF	8250 SF	0	12324 SF	0	12593 SF	0
Location	Subbdivision	Subbdivision	0	Subbdivision	0	Subbdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 0.9%	-3050	Net Adj. 3.3%	1100	Net Adj. 3.0%	10100
		Gross Adj. 2.3%	8050	Gross Adj. 3.3%	1100	Gross Adj. 3.0%	10100
Adj. Sales Price	Market Value \$340,566	Adj Market Value	\$345,610	Adj Market Value	\$344,862	Adj Market Value	\$350,100
	Value per SF 172.26						

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.

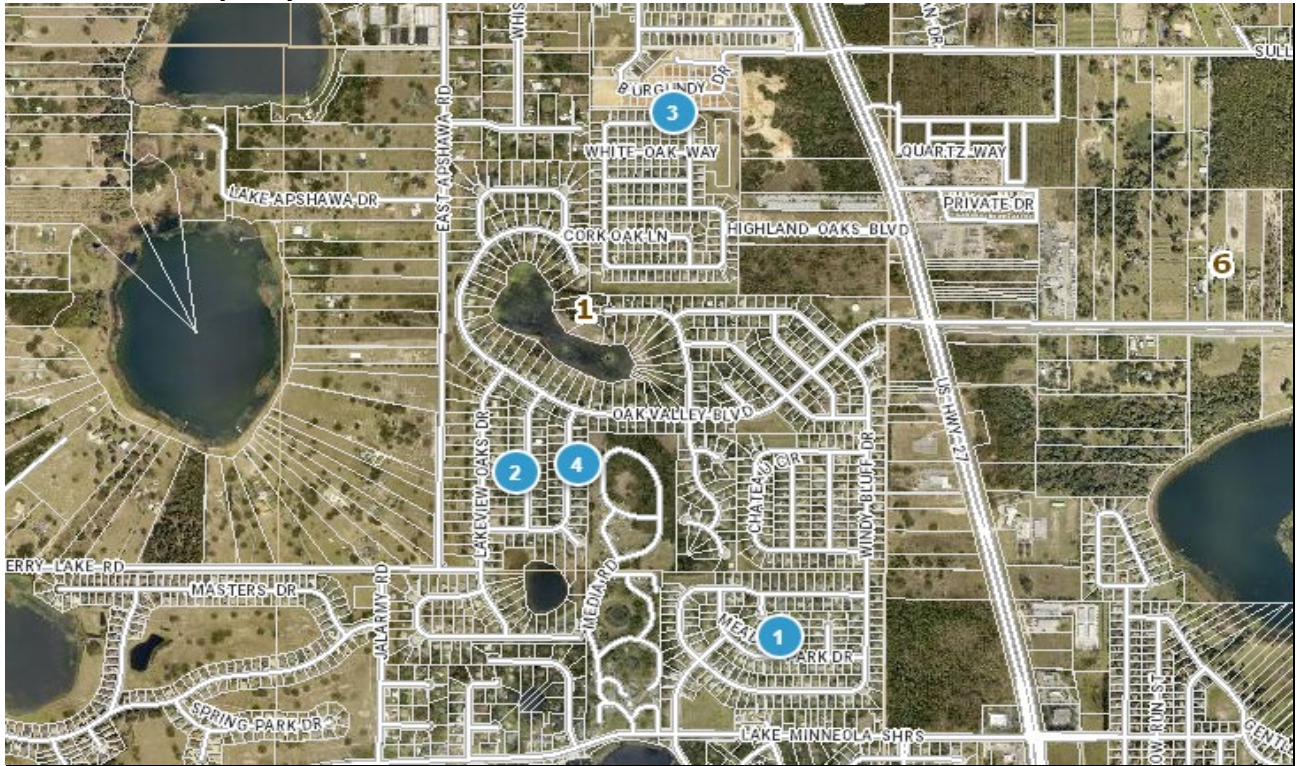
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0267 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3756291	1015 HIGH RIDGE CT MINNEOLA	-
2	comp 2	3821789	1108 HILL MOUNT DR MINNEOLA	0.56
3	comp 1	3835780	930 WILLOW OAK LOOP MINNEOLA	0.94
4	comp 3	3821680	1121 HEATHER GLEN DR MINNEOLA	0.48
5				
6				
7				
8				

Alternate Key 3756291
Parcel ID 12-22-25-1610-000-09500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0267 Subject
PRC Run: 12/5/2024 By
Card # 1 of 1

Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

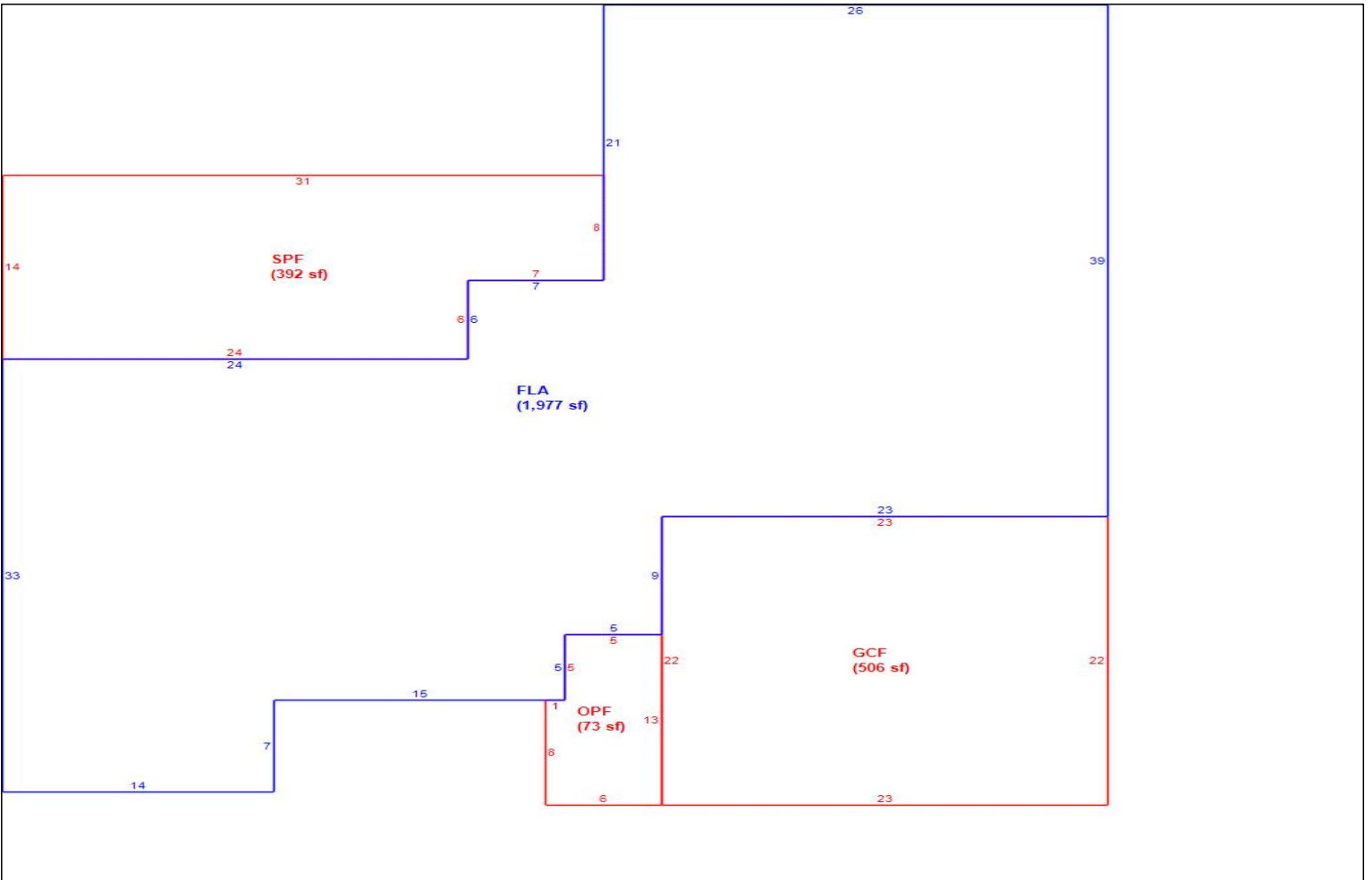
Subject

Property Location		
Site Address 1015 HIGH RIDGE CT MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE II SUB LOT 95 PB 37 PG 77 ORB 4599 PG 2382

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	3.00	1.000	1.000	0	91,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500		
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 256,769
		Deprec Bldg Value 249,066	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,977	1,977	1977	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	105.28	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	73	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	392	0	97.00	Foundation	3	Fireplaces	1
TOTALS		1,977	2,948	1,977	0	Roof Cover	3	Type AC	03

Alternate Key 3756291
 Parcel ID 12-22-25-1610-000-09500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0267 Subject By
 PRC Run: 12/5/2024
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014 1998	SALE 7011315	01-01-2013 01-01-1997	05-12-2014 12-01-1997	1 116,064	0099 0000	CHECK VALUE SFR	05-12-2014		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599	2382	03-06-2015	WD	U	M	I				
	4412	1037	11-19-2013	WD	U	U	I	100			
	3907	1043	05-06-2010	WD	U	U	I	153,000			
	2603	0819	06-24-2004	WD	Q	Q	I	0			
	1510	1727	04-01-1997	WD	Q	Q	I	167,000			
								119,200			
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	
91,500	249,066	0	340,566	26036	314530	0.00	314530	340566	332,794	

Parcel Notes

04FC LOC FROM 125 QG FROM 500 FSBO 352 394 7940 LG 060304
 2603/819 IVAN G & MARGARET A RATZLAFF TO LAURIE & CARLOS CASTILLO WH
 3907/1043 CT VS CARLOS & LAURIE CASTILLO SOLD TO FEDERAL NATIONAL MORTGAGE ASSN
 11FC SFR IN VERY GOOD COND TILE IN MAIN AREAS CARPET IN GOOD COND SOME SCRIN ON SPF4 NEEDS WORK NO STOVE OR REFRIG DN 121610
 4412/1037 FEDERAL NATL MTG ASSN TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 4412/1037 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL SHORT SALE
 14 SUB UPDATED FOR 2014 DN 051214
 4599/2382 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LLC
 4599/2382 M SALE INCL OVER 25 PARCELS MULTI SUBS
 19VAB PETITION 2019-062 DLS 091219
 19VAB PETITION 2019-062 WITHDRAWN NO CHANGE TJW 121319
 20VAB PETITION 2020-189 TJW 091720
 20VAB PETITION 2020-189 WITHDRAWN NO CHANGE TJW 111020
 21VAB PETITION 2021-083 TJW 091521
 22TR NOT DELIVERABLE AS ADDRESSED 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 23TR UNABLE TO FORWARD ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301

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 3835780
Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0267 Comp 1
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
METZGER JOHN G & MARIA DEL PILAR ME		
930 WILLOW OAK LOOP		
MINNEOLA	FL	34715

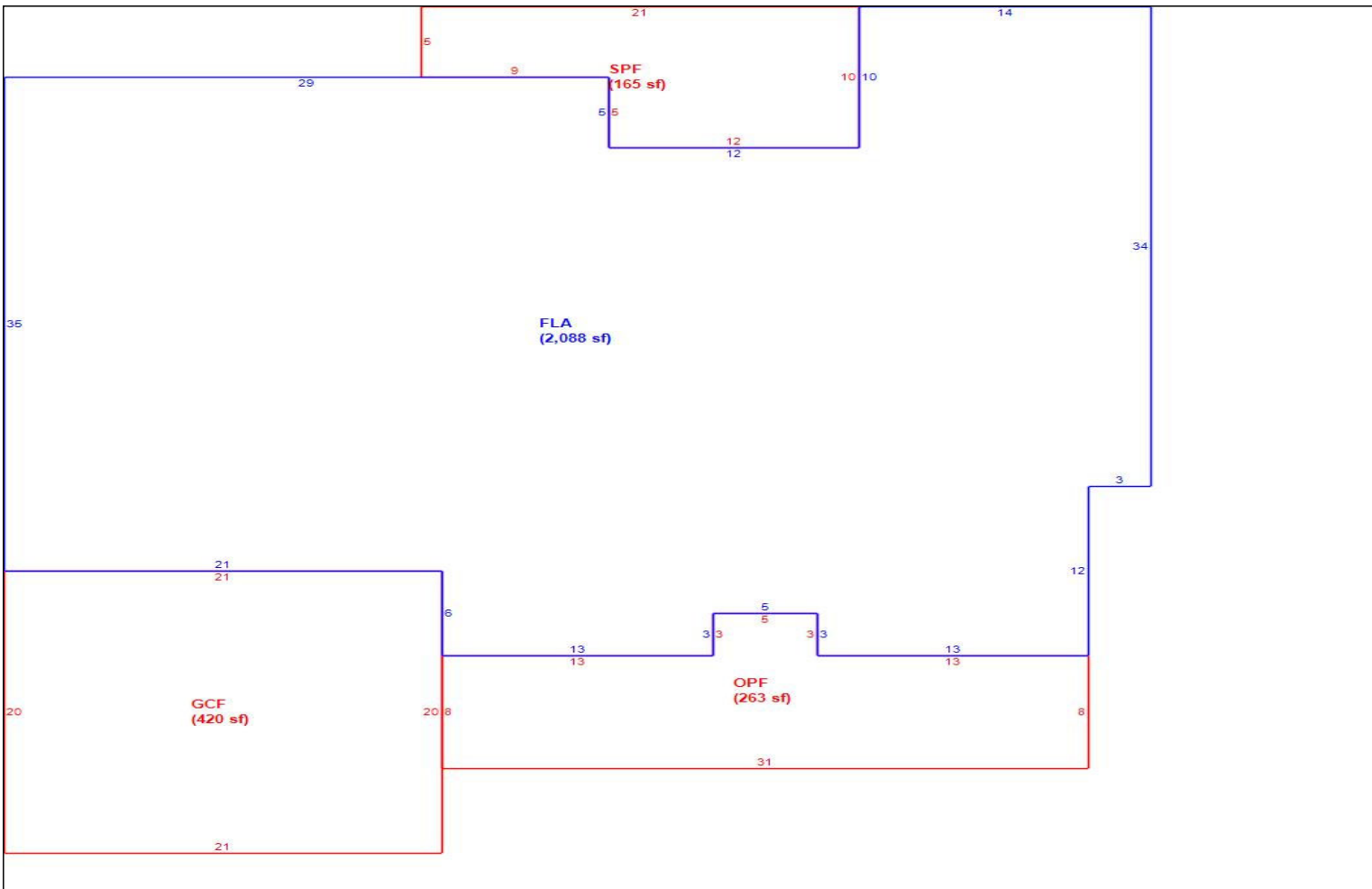
Comp 1

Property Location		
Site Address 930 WILLOW OAK LOOP		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 01-20-201

Legal Description
HIGHLAND OAKS PHASE III PB 53 PG 75-76 LOT 127 ORB 6087 PG 2069

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 276,272 Deprec Bldg Value 267,984 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,088	2,088	2088	Effective Area	2088	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	107.45	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	263	0	Building RCN	276,272	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	165	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00	Functional Obsol	0		
TOTALS		2,088	2,936	2,088	Building RCNLD	267,984	Roof Cover	3	Type AC	03

Alternate Key 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0267 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1634-23-12	12-13-2023	04-23-2024	18,519	0002	REPL WINDOWS 11	04-23-2024		
2017	SALE	01-01-2016	01-20-2017	1	0099	CHECK VALUE	01-24-2017		
2017	IMPS	01-01-2016	01-20-2017	1	0008	CK OPF 4	01-24-2017		
2009	SALE	01-01-2008	01-09-2009	1	0000	CHECK VALUE	01-12-2009		
2007	0083-06-03	02-04-2006	10-12-2006	236,751	0000	SFR 930 WILLOW OAK LOOP	10-12-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012542	6087 2069	01-31-2023	WD	Q	01	I	390,000	003	DISABILITY VETERAN	2024	5000	
2016056271	4787 0117	05-24-2016	WD	Q	Q	I	213,500	039	HOMESTEAD	2024	25000	
	4184 0271	06-20-2012	WD	U	U	I	108,400	059	ADDITIONAL HOMESTEAD	2024	25000	
	3700 1252	11-30-2007	WD	Q	Q	I	330,000					
	2782 0954	03-02-2005	WD	U	M	V	1					
Total											55,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,910	267,984	0	347,894	0	204464	55,000.00	149464	174464	339,548	

Parcel Notes

3700/1252 KHILENA ADHIN UNMARRIED
 09FC LOC FROM 315 QG FROM 660 MHS 010909
 10TR NOT DELIVERABLE AS ADDRESSED 307 WISSAHICKON TRL BROWNS MILLS NJ 08015 6109
 11TR NOT DELIVERABLE AS ADDRESSED 307 WISSAHICKON TRL BROWNS MILLS NJ 08015
 4184/271 KHILENA ADHIN TO JENNIFER R YARBROUGH SINGLE
 12 PER MLS 05079436 SALE WAS A SHORT SALE DN 081312
 12SALE ORB 4184/271 U SALE MLS O5079436 LISTED SHORT SALE SCANNED \$297000 MTG PER FER CB 081412
 4787/117 JENNIFER R YARBROUGH TO BONNIE SCHEXNAYDER SINGLE
 16X COURTESY HX CARD SENT 062016
 17FC OPF4 TO SPF NPA SFR IS IN VERY GOOD COND NO OTHER CHGS DN 012017
 6087/2069 BONNIE SCHEXNAYDER TO JOHN G METZGER & MARIA DEL PILAR METZGER HW
 23CC EFILE HX PORT APP CP 052623
 23X RECD VA BENEFIT LTR FOR JOHN ATTACHED TO HX APP FOR 2024 INFO SCANNED AS 053023

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0267 Comp 2
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
CREECH BAILEY & LAUREN		
1108 HILL MOUNT DR		
MINNEOLA	FL	34715

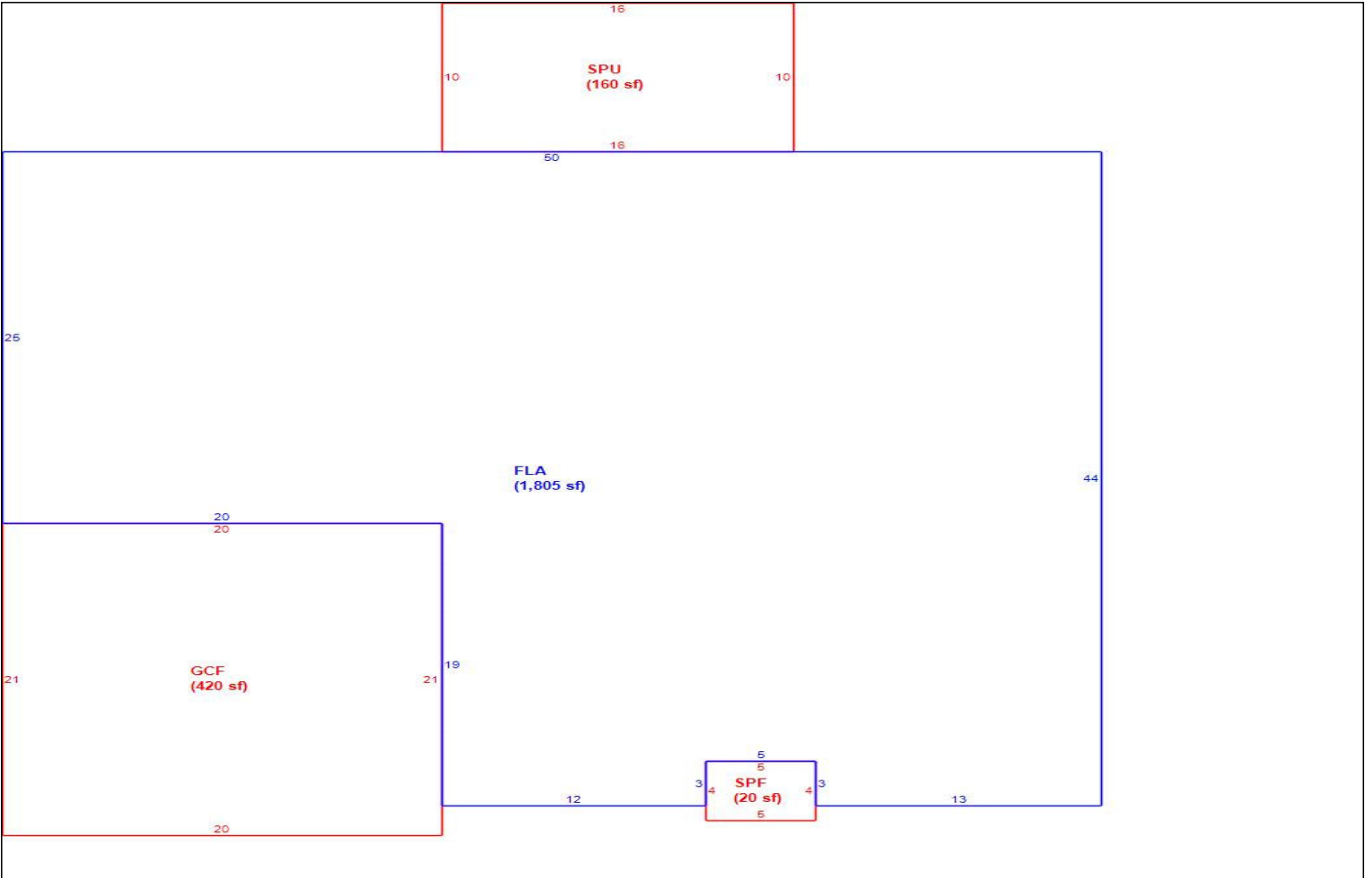
Comp 2

Property Location		
Site Address 1108 HILL MOUNT DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-03-202

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

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

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



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

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0267 Comp 2
 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

Building Permits									
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 20X14/SCRN IN FRONT ENT	02-03-2020		
2017	SALE	01-01-2016	01-24-2017	1	0099	CHECK VALUE	01-25-2017		
2006	783-04-10BEP	01-01-2005	10-10-2005	113,064	0000	SFR FOR 2005			
2005	783-04-10BEP	09-30-2004	12-14-2004	113,064	0000	SFR 3/2 1108 HILL MOUNT DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023133120	6234 0932	10-26-2023	WD	Q	01	I	389,000	039	HOMESTEAD	2024	25000	
2016016169	4741 0640	02-08-2016	WD	Q	Q	I	181,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	2756 0781	01-31-2005	WD	U	U	I	158,400					
	2623 1261	07-15-2004	WD	U	M	V	1					
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	
79,910	230,036	0	309,946	0	309946	50,000.00	259946	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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0267 Comp 3
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
MURARO DE OLIVEIRA VITOR & STEFANNI		
1121 HEATHER GLEN DR		
MINNEOLA	FL	34715

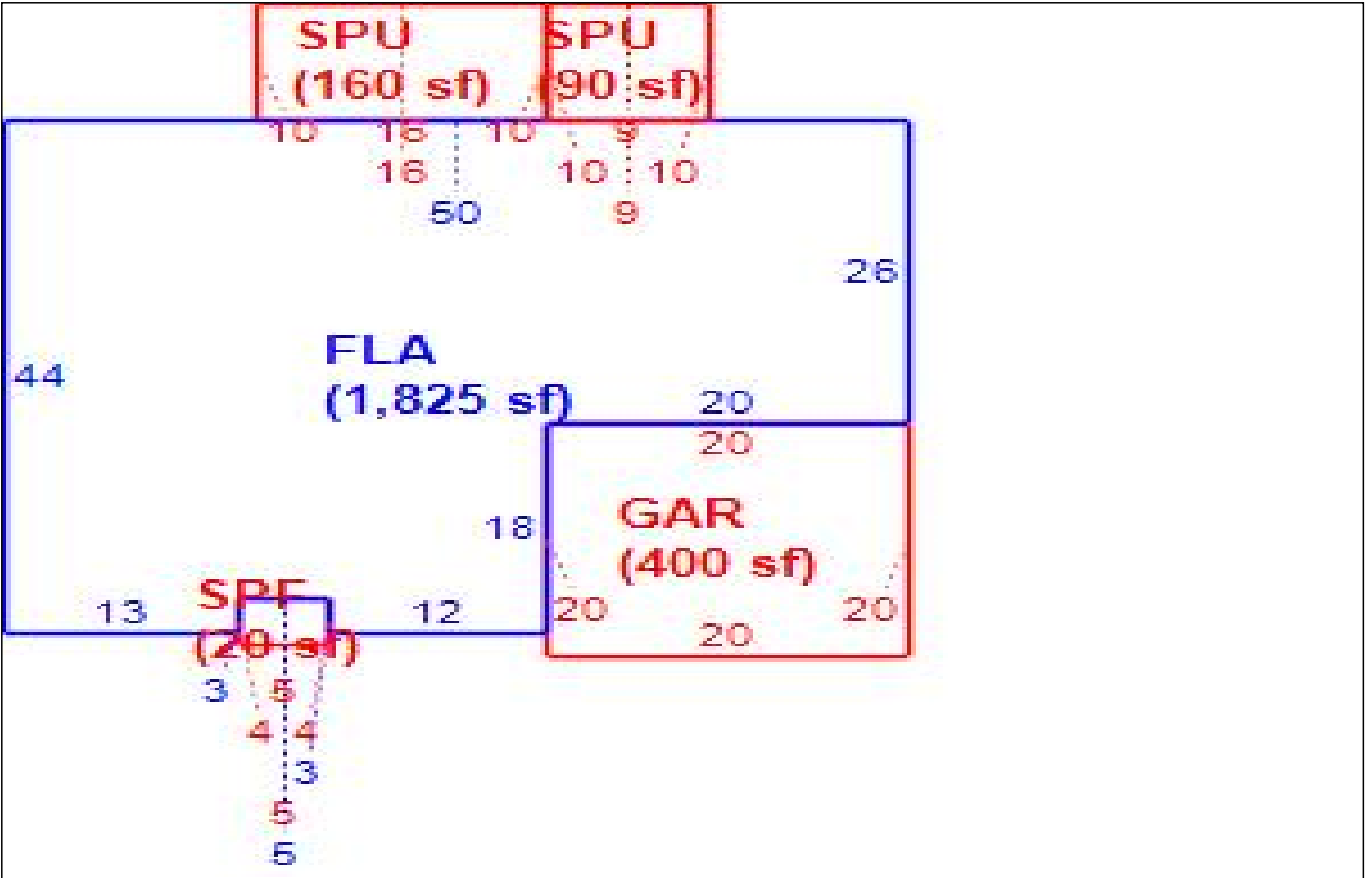
Comp 3

Property Location		
Site Address 1121 HEATHER GLEN DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

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

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 239,631 Deprec Bldg Value 232,442 Multi Story 0



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

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0267 Comp 3
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	340-07-10	10-24-2007	01-29-2008	7,995	0000	ELITE RM 12X9 & 12X16 BIRDCAGE	01-29-2008		
2005	694-04-08BEP	08-19-2004	01-05-2005	113,064	0000	SFR 3/2 1121 HEATHER GLEN DR			

Sales Information									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	I	400,000				
	2735	0194	12-14-2004	WD	Q		I	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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