

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.

| | . 60 | | DEVOLE | RIX OF THE VAL | WE ADJUSTINE | NU EQXXID (| YAB) |
|--|-------------------------------------|--|-------------------------------|---|---|---|---|
| Petition# | 024 | -026 | 7 | County Lake | T | ax year 2024 | Date received 9.12.24 |
| | | | 60 | APLEMED BY FIL | HE PETITIONER | | • |
| PART 1. Taxpa | yer Infor | mation | | | | | · · · · · · · · · · · · · · · · · · · |
| Taxpayer name: | American I | lomes 4 Rent, | LLC; AMH 2 | 015-1 | Representative: | Ryan, LLC c/o | Robert Peyton |
| Mailing address for notices | 1622 | i, LLC 0 North Sco tsdale, AZ 8 | | Ste 650 | Parcel ID and physical address or TPP account # | 12 22 25 161 1015 High R | |
| Phone 954-740 | -6240 | | | | Email | ResidentialA | ppeals@ryan.com |
| The standard wa | y to rece | ve informat | ion is by U | S mail. If possible | e, I prefer to receive | ve information | by ☑ email ☐ fax. |
| I am filing thi documents | | | | lline. I have attac | hed a statement of | of the reasons | I filed late and any |
| your evidenc evidence. Th | e to the va e VAB or | ilue adjustm special mag | ent board o gistrate rulir | lerk. Florida law a ng will occur unde | llows the property r the same statuto | appraiser to cro ory guidelines a | st submit duplicate copies of ess examine or object to your s if you were present.) |
| | | | | | ıs∏ High-water re | • = | Historic, commercial or nonprofit |
| Commercial | | | | or classified use | ☐ Vacant lots and | | Business machinery, equipment |
| PART 2. Reason | on for Pe | tition | Check c | ne. If more than | one, filé a separ | ate petition. | |
| Real propert | ssification | | decrease | increase | Denial of exe | <u>.</u> | ·· |
| Parent/grand Property was Tangible pers return require Refund of tax | not subst onal prop d by s.19 | antially com erty value (3.052. (s.19 | You must l 4.034, F.S | have timely filed a | (Include a dat Qualifying impro | te-stamped cor ovement (s. 193. control (s. 193.1 | ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or |
| determinat 5 Enter the til | ion that th me (in mir | ney are subs nutes) you th | stantially s nink you ne | imilar. (s. 194.01 ed to present you | | g), F.S.) ings take 15 mi | erty appraiser's nutes. The VAB is not bound he time needed for the entire |
| group. | | · | | · | dates. I have atta | | |
| evidence directly appraiser's evidence | to the poence. At t | roperty appr he hearing, | raiser at lea you have | ast 15 days befor the right to have | e the hearing and witnesses sworn. | l make a writte | ou must submit your n request for the property |
| of your property | record ca cted. Wh | ard containir en the prop | ng informat erty apprai | tion relevant to th | e computation of | your current as | e property appraiser a copy ssessment, with confidential ad 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 at without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector. | on for representation to this form. | • |
| I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true. | ny confidential information related to the property described in this petition and the second | nis petition. that I have read this |
| Signature, taxpayer | Print name | Date |
| PART 4. Employee, Attorney, or Licensed Professional Sign | ature | |
| Complete part 4 if you are the taxpayer's or an affiliated entity's representatives. | | ving licensed |
| I am (check any box that applies): | | |
| An employee of | (taxpayer or an affiliated en | tity). |
| A Florida Bar licensed attorney (Florida Bar number |). | |
| A Florida real estate appraiser licensed under Chapter 475 | , Florida Statutes (license number <u>R</u> | D6182). |
| A Florida real estate broker licensed under Chapter 475, Fl | orida Statutes (license number |). |
| A Florida certified public accountant licensed under Chapte | r 473, Florida Statutes (license numbe | r). |
| I understand that written authorization from the taxpayer is requappraiser or tax collector. | ired for access to confidential informat | ion from the property |
| Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read t | this petition and of becoming an agen | t for service of process |
| Robert I. Peyton | 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 list | ed in part 4 above. | |
| ☐ I am a compensated representative not acting as one of the AND (check one) | e licensed representatives or employee | es listed in part 4 above |
| Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR the taxpayer's authorized that | | executed with the |
| ☐ I am an uncompensated representative filing this petition A | ND (check one) | |
| the taxpayer's authorization is attached OR the taxpayer | er's authorized signature is in part 3 of t | this form. |
| I understand that written authorization from the taxpayer is recappraiser or tax collector. | uired for access to confidential informa | ation from the property |
| Under penalties of perjury, I declare that I am the owner's authorized an agent for service of process under s. 194.011(3) facts stated in it are true. | | |
| Signature, representative | Print name | Date |

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | | ILLO | | _ | | | | |
|-------------------------------------|-----------------------|---------------|-----------------------|------------------------|-------------------------|----------------------------------|-------------------------|-----------------|--|
| Petition # | ! | 2024-0267 | | Alternate Ke | ey: 3756291 | Parcel I | D: 12-22-25-161 | 0-000-09500 | |
| Petitioner Name | Ryan, LL | .C c/o Rober | t Peyton | - · | | | Check if Mul | tiple Parcels | |
| The Petitioner is: Other, Explain: | Taxpayer of Rec | cord Tax | payer's agent | Property Address | | H RIDGE CT NEOLA | | | |
| Owner Name | American Home | es4 Rent, LL | .C; AMH 2015- | Value from TRIM Notice | | e Board Actio ted by Prop App | i value alter c | Soard Action | |
| 1. Just Value, red | quired | | | \$ 340,56 | 66 \$ | 340,56 | 66 | | |
| 2. Assessed or c | | ue, *if appli | cable | \$ 314,50 | | 314,53 | | | |
| 3. Exempt value, | | | | \$ | - | • | | | |
| 4. Taxable Value, | | _ | | \$ 314,50 | 30 \$ | 314,53 | 30 | | |
| *All values entered | | tv taxable va | lues. School and | | | | - 1 | | |
| Last Sale Date | 11/19/2013 | | ce: \$153 | | Arm's Length | | Book <u>4412</u> P | age <u>1037</u> | |
| ITEM | Subje | ct | Compara | ble #1 | Compara | ble #2 | Compara | ble #3 | |
| AK# | 37562 | 38357 | | 38217 | | 38216 | | | |
| Address | 1015 HIGH R MINNEC | | 930 WILLOW (MINNE | | 1108 HILL M MINNE | | 1121 HEATHER MINNE | | |
| Proximity | | | | iles | 0.56 M | liles | 0.48 Miles | | |
| Sales Price | | | \$390,0 | | \$389,0 | | \$400,0 | | |
| Cost of Sale | | | -15% | | -159 | | -15% | | |
| Time Adjust | | | 4.40 | | 0.80 | | 0.000 | | |
| Adjusted Sale | Ф470 OC | OF | \$348,6 | | \$333,7 | | \$340,0 | | |
| \$/SF FLA Sale Date | \$172.26 p | er SF | \$166.98 1/31/20 | | \$184.91 10/26/2 | | ا \$186.30 12/28/2 | | |
| Terms of Sale | | | √ Arm's Length | Distressed | TU/20/2 ✓ Arm's Length | Distressed | IZ/ZO/Z ✓ Arm's Length | Distressed | |
| Terris or Sale | | | Aill's Leligui | Distressed | Ailli's Leilgai | Distressed | V Ailli's Leilgui | Distressed | |
| Value Adj. | Description | 1 | 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% | 11100 | Net Adj. 3.0% | 10100 | |
| | | | Gross Adj. 2.3% | 8050 | Gross Adj. 3.3% | 11100 | Gross Adj. 3.0% | 10100 | |
| 4 !! 0 ! 5 ! | Market Value | \$340,566 | Adj Market Value | \$345,610 | Adj Market Value | \$344,862 | Adj Market Value | \$350,100 | |

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.

Adj. Sales Price

Value per SF

172.26

- 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 | | | | |
| _ | _ | | | |

Parcel ID 12-22-25-1610-000-09500

Current Owner

AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L

AGOURA HILLS 91301 CA

LCPA Property Record Card Roll Year 2024 Status: A

Subject

2024-0267 Subject 12/5/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 1015 HIGH RIDGE CT

MINNEOLA FL 34715 00MI **NBHD** 0513

Property Use Last Inspection

Mill Group

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

| 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 | 3.00 | 1.000 | 1.000 | 0 | 91,500 | | | |
| | | Total A | | 0.00 | JV/Mkt 0 | | | | l I Adj JV/Mk | | | 91,500 | | | |
| | Classified Acres 0 Classified JV/Mkt 91,500 Classified Adj JV/Mkt 0 | | | | | | | | | | | | | | |
| | | | | | | Sketch | | | | | | | | | |

Bldg 1 1 of 1 256,769 Deprec Bldg Value 249,066 Multi Story 0 Sec Replacement Cost SPF (392 sf) FLA (1,977 sf) GCF (506 sf) OPF (73 sf)

| | Building S | Sub Areas | | | Building Valuation | Construction Detail | | | | |
|------------|---------------------------------------|------------|--------------|-----------|----------------------------|---------------------|---------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 1997 | Imp Type | R1 | Bedrooms | 3 |
| FLA GAR | FINISHED LIVING AREA GARAGE FINISH | 1,977 0 | 1,977 506 | 1977 0 | Effective Area | 1977 | No Stories | 1.00 | Full Baths | 2 |
| OPF SPF | OPEN PORCH FINISHE SCREEN PORCH FINIS | 0 | 73 392 | 0 | Base Rate Building RCN | 105.28 256,769 | Quality Grade | 665 | Half Baths | 0 |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good Functional Obsol | 97.00 0 | Foundation | 3 | Fireplaces | 1 |
| | TOTALS | 1,977 | 2,948 | 1,977 | Building RCNLD | 249,066 | 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 PRC Run: 12/5/2024 By

Description

Card # 1 of 1

Year Amount

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 |
| 2014 1998 | SALE 7011315 | 01-01-2013 01-01-1997 | 05-12-2014 12-01-1997 | 1 116,064 | 0099 | CHECK VALUI | E | 05-12-2014 | |
| | | Sale | s Information | | | | Exer | nptions | |

| L | mon amont 140 | Doon | ,, ago | Caio Bato | 11100 | Q, C | Oout | v ao, imp | Calo I IICC | Oodo | Booonplion | , . ou. | ,ou |
|---|---------------|------|--------|------------|-------|------|------|-----------|-------------|------|------------|---------|------|
| | | 4599 | 2382 | 03-06-2015 | WD | U | М | - 1 | 100 | | | | |
| | | 4412 | 1037 | 11-19-2013 | WD | U | U | I | 153,000 | | | | |
| | | 3907 | 1043 | 05-06-2010 | WD | U | U | 1 | 0 | | | | |
| | | 2603 | 0819 | 06-24-2004 | WD | Q | Q | I | 167,000 | | | | |
| | | 1510 | 1727 | 04-01-1997 | WD | Q | Q | 1 | 119,200 | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | Total | | 0.00 |
| | | | 1 | | | | | | | | | | |

Book/Page Sale Date Instr. Q/U Code Vac/Imp Sale Price Code

| | 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 SCRN 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

Instrument No.

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.***

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

Current Owner

METZGER JOHN G & MARIA DEL PILAR ME

930 WILLOW OAK LOOP

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

Comp 1

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

Card # 1 of 1

Property Location

Site Address 930 WILLOW OAK LOOP FL 34715

MINNEOLA 00MI NBHD

Mill Group 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

| Lan | and 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 | 1 | | Tota | d Adj JV/MI | ct | l l | 79,910 | | | |
| Classified Acres 0 Classified IV/Mkt 79 910 Classified Adi IV/Mkt 0 | | | | | | | | | | | | | | | |

Sketch

Bldg 1 1 of 1 276,272 Deprec Bldg Value 267,984 Multi Story Sec Replacement Cost SPF (165 sf) FLA (2,088 sf) OPF (263 sf) GCF (420 sf)

| | Building S | Sub Areas | | | Building Valuation | | Construction Detail | | | |
|------------|---------------------------------------|------------|--------------|-----------|----------------------------|-------------------|---------------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2006 | Imp Type | R1 | Bedrooms | 3 |
| FLA GAR | FINISHED LIVING AREA GARAGE FINISH | 2,088 0 | 2,088 420 | 2088 0 | Ellective Area | 2088 | No Stories | 1.00 | Full Baths | 2 |
| OPF SPF | OPEN PORCH FINISHE SCREEN PORCH FINIS | 0 | 263 165 | 0 | Base Rate Building RCN | 107.45 276,272 | Quality Grade | 670 | Half Baths | 1 |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good Functional Obsol | 97.00 0 | Foundation | 3 | Fireplaces | 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 | Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value | | | | | | | | | | | | | |
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| | | | | Build | ing Peri | mits | | | | | | | |
|-----------|---|------------|----------------|---------|----------|--------------|--------------|-------------|---------|--|--|--|--|
| 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 WINDO | WS 11 | 04-23-2024 | | | | | |
| 2017 | SALE | 01-01-2016 | 01-20-2017 | 1 | 0099 | CHECK VALU | E | 01-24-2017 | | | | | |
| 2017 | IMPS | 01-01-2016 | 01-20-2017 | 1 | 8000 | 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 WILL | LOW OAK LOOP | 10-12-2006 | | | | | |
| | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | |
| | • | Sale | es Information | | | | Exe | mptions | | | | | |

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

| | | | | Value Sเ | ımmary | | | | |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 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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Parcel ID 01-22-25-1507-000-46700

Current Owner **CREECH BAILEY & LAUREN**

1108 HILL MOUNT DR

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

Comp 2

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

> Card # 1 of 1

Property Location

Site Address 1108 HILL MOUNT DR MINNEOLA FL 34715

00MI NBHD Mill Group 0513

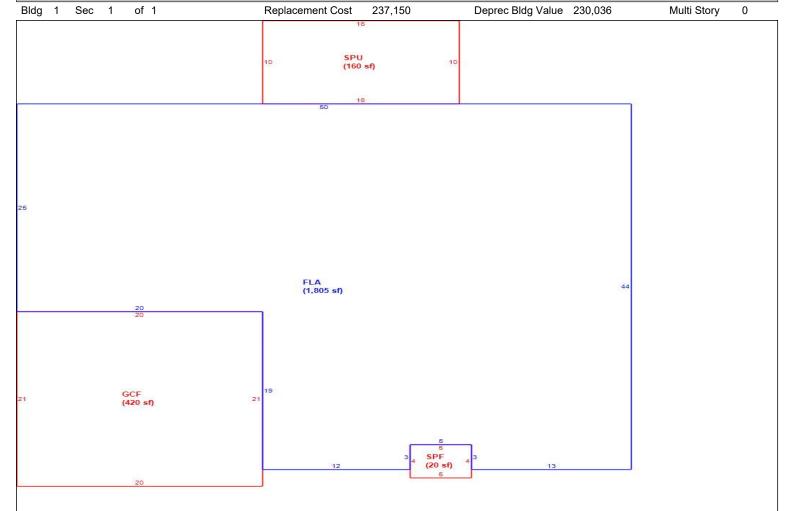
Property Use Last Inspection 00100 SINGLE FAMILY MHS 02-03-202

Legal Description

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

| 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 | JV/Mkt 0 Tota | | | | Total Adj JV/Mkt | | |
| | Cla | assified A | cres | 0 | Classified JV/Mkt 79 | ed JV/Mkt 79 910 Classified Adi JV/Mkt 0 | | | | | | |

Sketch



| | Building S | Sub Areas | | | Building Valuation | า | Construction 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 | 1,805 | 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

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

Card # 1 of 1

| Tion roa 2027 Guito. 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 | | | | | |
| | | | | | | | | | | | | | | |
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| | | | | Build | ing Perr | nits | | | |
|------------------------------|---|--|--|-----------------------------------|--------------|-----------------------------|-------------|--------------------------|---------|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | | Description | Review Date | CO Date |
| 2020 2017 2006 2005 | 349-19-05 SALE 783-04-10BEP 783-04-10BEP | 05-02-2019 01-01-2016 01-01-2005 09-30-2004 | 02-03-2020 01-24-2017 10-10-2005 12-14-2004 | 10,700 1 113,064 113,064 | 0099 0000 | CHECK VALUE SFR FOR 2005 | | 02-03-2020 01-25-2017 | |
| | | Sale | s Information | | | | Evo | nntions | |

| | | | Sales Informa | ation | | | | | | Exemptions | | |
|--------------------------|------------------------------|------------------------------|--|----------------------|------------------|-------------------|---------|------------------------------------|------------|-----------------------------------|--------------|-----------|
| Instrument No | 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 Sเ | ımmary | | | | |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 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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Parcel ID 01-22-25-1507-000-36500

Current Owner

MURARO DE OLIVEIRA VITOR & STEFANNI

1121 HEATHER GLEN DR

MINNEOLA FL 34715

LCPA Property Record Card Roll Year 2024 Status: A

Comp 3

2024-0267 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 1121 HEATHER GLEN DR

MINNEOLA 00MI

SINGLE FAMILY

FL 34715 NBHD 0513

Mill Group 00MI

Property Use

00100

Last Inspection

Y 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 | | |

Classified Acres | 0 | Classified JV/Mkt | 79,910 | Classified Adj JV/Mkt |

Sketch

Bldg 1 of 1 239,631 Deprec Bldg Value 232,442 Multi Story Sec 1 Replacement Cost 16 50 26 FLA (1,825 sf) 18 12 20

| | Building S | Sub Areas | | | Building Valuation | | Cons | truction | n 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 | | | | | |
| GAR | GARAGE FINISH | 0 | 400 | 0 | | | No Stories | 1.00 | Full Baths | 2 | |
| SPF | SCREEN PORCH FINIS | 0 | 20 | 0 | Base Rate | 108.90 | Quality Grade | 070 | Half Baths | | |
| SPU | SCREEN PORCH UNFIN | 0 | 250 | 0 | Building RCN | 239,631 | Quality Grade | 670 | пан рашь | 0 | |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 | |
| | | | | | % Good | 97.00 | ,, | | ,, | | |
| | | | | | Functional Obsol | 0 | Foundation | 3 | Fireplaces | 0 | |
| | TOTALS | 1,825 | 2,495 | 1,825 | • | | D (0 | _ | T A.C | | |
| | TOTALS | 1,023 | 2,490 | 1,020 | 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

2024-0267 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

| | Miscellaneous Features | | | | | | | | | | | | | |
|-----------|--------------------------|-------|----------|--------------|-------|------|--------|------------|---------------------------|----------|--------------|---------|------|-----------|
| | | | | | *On!s | | | | eatures re reflected b | olow | | | | |
| Code | | Descr | intion | Un | | Type | | it Price | Year Blt | Effect Y | r RCN | %Good | 1 1 | Apr Value |
| Code | | Desci | ιριιστι | 011 | 113 | Турс | - 01 | III TICE | Teal Dit | LIIGGE | T TON | ///000/ | 4 | Api value |
| | | | | | | | | | | | | | | |
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| | | | | | | | Rui | Iding Peri | mits | | | | | |
| Roll Year | Permit | ID | Issue Da | ite Comp [| Date | Am | nount | Type | | Descri | ption | Review | Date | CO Date |
| 2008 | 340-07-10 |) | 10-24-20 | 07 01-29-2 | 800 | | 7,99 | | ELITE RM 12 | X9 & 12X | (16 BIRDCAGE | 01-29-2 | 800 | |
| 2005 | 694-04-08 | BEP | 08-19-20 | 04 01-05-2 | 005 | | 113,06 | 4 0000 | SFR 3/2 1121 | HEATH | ER GLEN DR | | | |
| | | | | | | | | | | | | | | |
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| | | | | Sales Inform | ation | | | | 1 | | Exe | nptions | | |
| Instrur | ment No | Boo | ok/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | | Yea | r Amount |
| 2022 | 2023157398 6264 0500 12- | | | | WD | 0 | 01 | | 400 000 | | | | | |

| Sales Information | | | | | | | | Exemptions | | | | |
|-------------------|----------------------|----------------------|--|----------------|-----|--------------|---------|-------------------------|------|-------------|------|--------|
| Instrument No | Book/Page | | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023157398 | 6264 2735 2612 | 0500 0194 1483 | 12-28-2023 12-14-2004 06-30-2004 | WD WD WD | QQU | 01 Q M | > | 400,000 147,900 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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