



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Ally Key 3756355*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0271</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>American Homes 4 Rent, LLC; AMERICAN HOMES 4 RENT</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>12-22-25-1610-000-10100 722 Meadow Park 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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> 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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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"/> 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

<b>Petition #</b> 2024-0271	Alternate Key: 3756355	Parcel ID: 12-22-25-1610-000-10100
<b>Petitioner Name</b> 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:	<b>Property Address</b> 722 MEADOW PARK DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> Homes 4 Rent, LLC; AMERICAN HOMES	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 299,263	\$ 299,263
<b>2. Assessed or classified use value, *if applicable</b>	\$ 262,950	\$ 262,950
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 262,950	\$ 262,950

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

**Last Sale Date** 8/27/2014      **Price:** \$125,000       Arm's Length     Distressed    Book 4538 Page 1787

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3756355	3672216	3670752	3672232
<b>Address</b>	722 MEADOW PARK DR MINNEOLA	784 MEADOW PARK DR MINNEOLA	601 PARK VALLEY CIR MINNEOLA	805 MEADOW PARK DR MINNEOLA
<b>Proximity</b>		.04 Miles	.12 Miles	.06 Miles
<b>Sales Price</b>		\$350,000	\$390,000	\$393,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	0.00%	1.20%
<b>Adjusted Sale</b>		\$300,300	\$331,500	\$338,766
<b>\$/SF FLA</b>	\$184.73 per SF	\$208.40 per SF	\$204.25 per SF	\$193.36 per SF
<b>Sale Date</b>		10/31/2023	12/5/2023	9/1/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,620	1,441	8950	1,623	-150	1,752	-6600
<b>Year Built</b>	1996	1995	0	1996	0	1995	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Screen	Screen	0	Screen	0	Open	0
<b>Pool</b>	N	N	0	Y	-20000	Y	-20000
<b>Fireplace</b>	1	0	2500	0	2500	0	2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	none	none	0	none	0	none	0
<b>Site Size</b>			0		0		0
<b>Location</b>	Subbdivision	Subbdivision	0	Subbdivision	0	Subbdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 3.8%	11450	-Net Adj. 5.3%	-17650	-Net Adj. 7.1%	-24100
		Gross Adj. 3.8%	11450	Gross Adj. 6.8%	22650	Gross Adj. 8.6%	29100
<b>Adj. Sales Price</b>	Market Value <b>\$299,263</b>	Adj Market Value	<b>\$311,750</b>	Adj Market Value	<b>\$313,850</b>	Adj Market Value	<b>\$314,666</b>
	Value per SF 184.73						

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**

## 2024-0271 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3756355	722 MEADOW PARK DR MINNEOLA	-
2	Comp 3	3672232	805 MEADOW PARK DR MINNEOLA	0.06
3	Comp 1	3672216	784 MEADOW PARK DR MINNEOLA	0.04
4	Comp 2	3670752	601 PARK VALLEY CIR MINNEOLA	0.12
5				
6				
7				
8				

Alternate Key 3756355  
 Parcel ID 12-22-25-1610-000-10100

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

2024-0271 Subject  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

**Current Owner**  
 AMERICAN HOMES 4 RENT PROPERTIES S  
 ATTN PROPERTY TAX DEPT  
 23975 PARK SORRENTO STE 300  
 CALABASAS CA 91302-4012

Subject

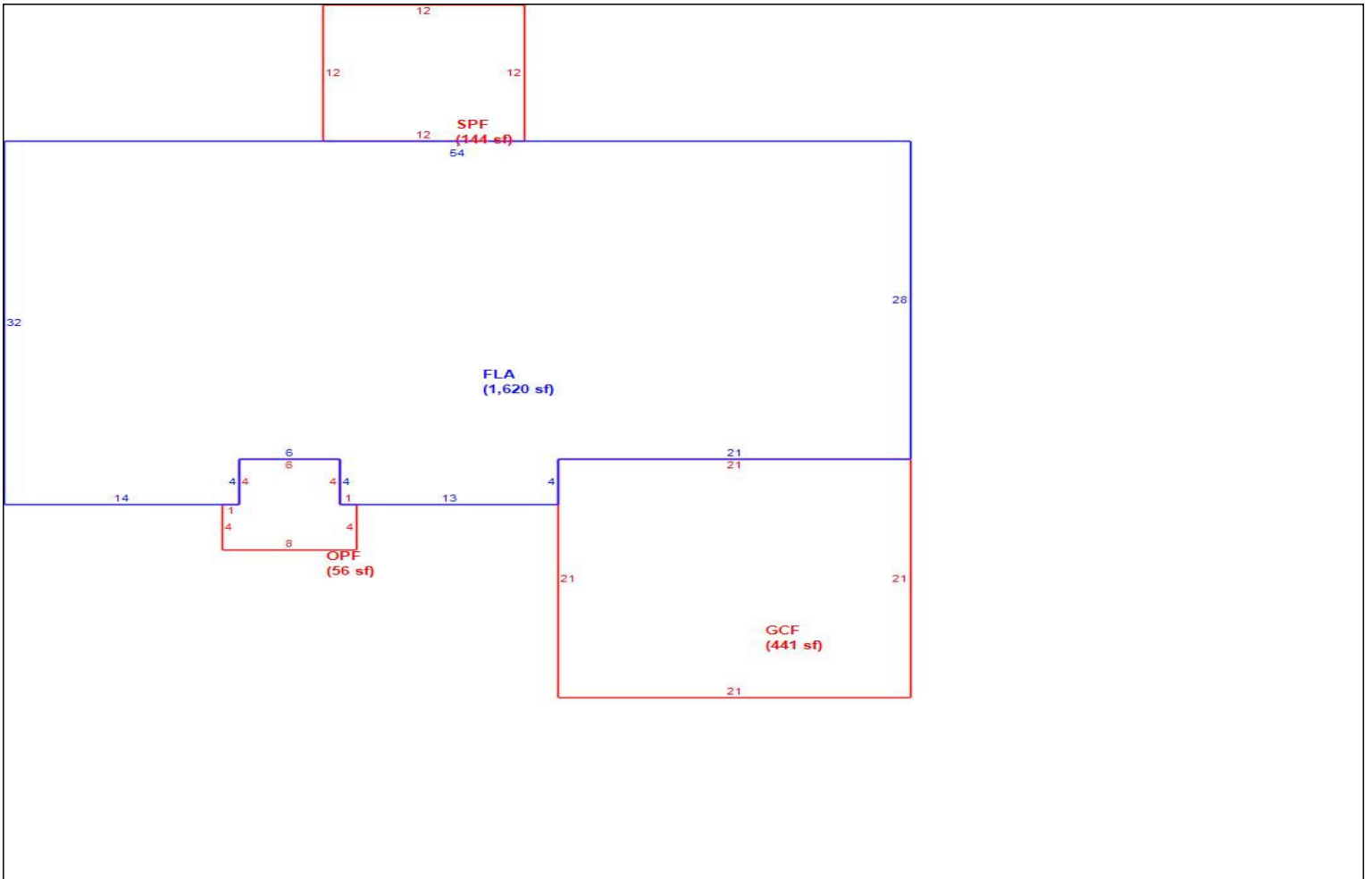
**Property Location**  
 Site Address 722 MEADOW PARK DR  
 MINNEOLA FL 34715  
 Mill Group 00MI NBHD 0513  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** TRF 01-01-202

**Legal Description**  
 MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE II SUB LOT 101 PB 37 PG 77 ORB 4538 PG 1787

**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
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		91,500		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		91,500		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 214,189 Deprec Bldg Value 207,763 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	1,620	1,620	1620	1996	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	106.22	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	56	0	EX	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	144	0	97.00	Foundation	3	Fireplaces	1	
<b>TOTALS</b>		1,620	2,261	1,620	0	Roof Cover	3	Type AC	03	

Alternate Key 3756355  
 Parcel ID 12-22-25-1610-000-10100

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

2024-0271 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	
2015	SALE	01-01-2014	03-17-2015	1	0099	CHECK VALUE	03-18-2015		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4538	1787	08-27-2014	WD	U	U	I	125,000			
	4506	0292	07-09-2014	CT	U	U	I	111,000			
	3604	1255	04-01-2008	QC	U	U	I	100			
	3595	0831	08-29-2007	QC	U	U	I	101,300			
	3328	1184	12-13-2006	WD	Q	Q	I	225,000			
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	207,763	0	299,263	36313	262950	0.00	262950	299263	292,854	

**Parcel Notes**

97FC QG FROM 500 041197 RS  
 02 QG FROM 425 FER 032702  
 2094/2044 DAVID R & INA R WHITAKER TO JEREMY S RICE  
 04FC LOC FROM 125 QG FROM 500 LG 060304  
 3328/1184 JEREMY RICE TO ALRIC & MARVA GORDON HW  
 3595/831 OWNERSHIP LETTER SENT TO ALRIC GORDON BC 031708  
 3595/831 ALRIC GORDON TO MEDLIN COOPER  
 3604/1255 MARVA GORDON TO MEDLIN COOPER  
 4506/292 CT VS ALRIC W GORDON AND MARVA GORDON ET AL PROP SOLD TO DEUTSCHE BANK NATL TRS CO TTEE  
 4538/1787 DEUTSCHE BANK NATL TRS CO TTEE TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC  
 15FC SFR HAS NEW OUTSIDE AC UNIT REPAINTED ON THE EXT IS RENTED IN GOOD EXT COND WAS A BANK SALE SEE SALES AK3756134  
 AK3672275 AK3672364 DN 031715  
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

\*\*\*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 3672216  
 Parcel ID 12-22-25-1600-000-01700

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

2024-0271 Comp 1  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

Current Owner		
HINKLEY RYAN M		
784 MEADOW PARK DR		
MINNEOLA	FL	34715

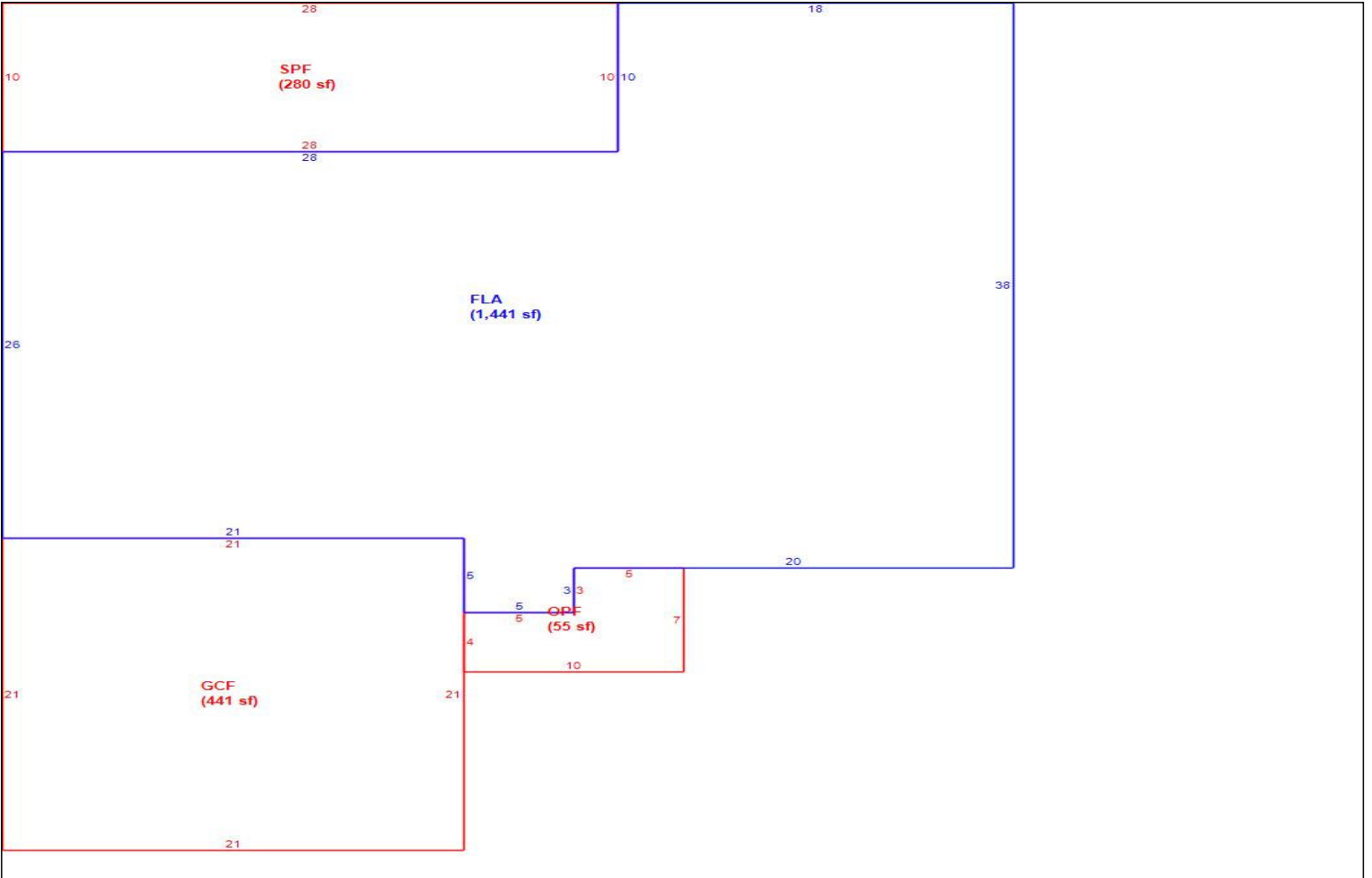
Comp 1

Property Location		
Site Address 784 MEADOW PARK DR		
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 1 SUB LOT 17 PB 36 PGS 35-36 ORB 6237 PG 1034

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 199,096 Deprec Bldg Value 193,123 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,441	1,441	1441	1995	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	108.78	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	55	0	EX	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	280	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		1,441	2,217	1,441	0	Roof Cover	3	Type AC	03	
					Building RCNLD	193,123				



Alternate Key 3672216  
 Parcel ID 12-22-25-1600-000-01700

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

2024-0271 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	
2023	0538-22-04	04-22-2022	02-24-2023	13,500	0002	FOUNDATION STABILIZATION	02-24-2023		
1996	95-2620	05-01-1995	12-01-1995	58,229	0000	SFR 784 MEADOW PARK DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023135484	6237 1034	10-31-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000	
2022049411	5933 1670	03-23-2022	WD	Q	01	I	313,500	059	ADDITIONAL HOMESTEAD	2024	25000	
2021151311	5827 0039	10-18-2021	WD	U	37	I	306,700					
	1993 2117	08-24-2001	WD	Q	Q	I	110,900					
	1376 1427	07-01-1995	WD	Q	Q	I	87,200					
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	
91,500	193,123	0	284,623	0	284623	50,000.00	234623	259623	278,775	

**Parcel Notes**

1993/2117 JANETTE L DUCKWORTH MARRIED  
 02 QG FROM 450 FER 032702  
 04FC LOC FROM 125 QG FROM 500 JWP 060304  
 5827/39 JANETTE L DUCKWORTH TO ZILLOW HOMES PROPERTY TRUST  
 5933/1670 ZILLOW HOMES PROPERTY TRUST TO KATHRYN MARIE LOVELL & CHRISTOPHER PAUL CHOATE HW  
 23CC SUBMITTED HX APP WITH EXEMPTION REQUEST FORM ACS 120722  
 6237/1034 KATHRYN MARIE LOVELL CHOATE FKA KATHRYN MARIE LOVELL & CHRISTOPHER PAUL CHOATE TO RYAN MATTHEW HINKLEY SINGLE  
 24CC EFILE HX APP CP 020524

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Alternate Key 3670752  
 Parcel ID 12-22-25-1600-000-00300

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

2024-0271 Comp 2  
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
THORNE JOHN & JULIA		
601 PARK VALLEY CIR		
MINNEOLA	FL	34715

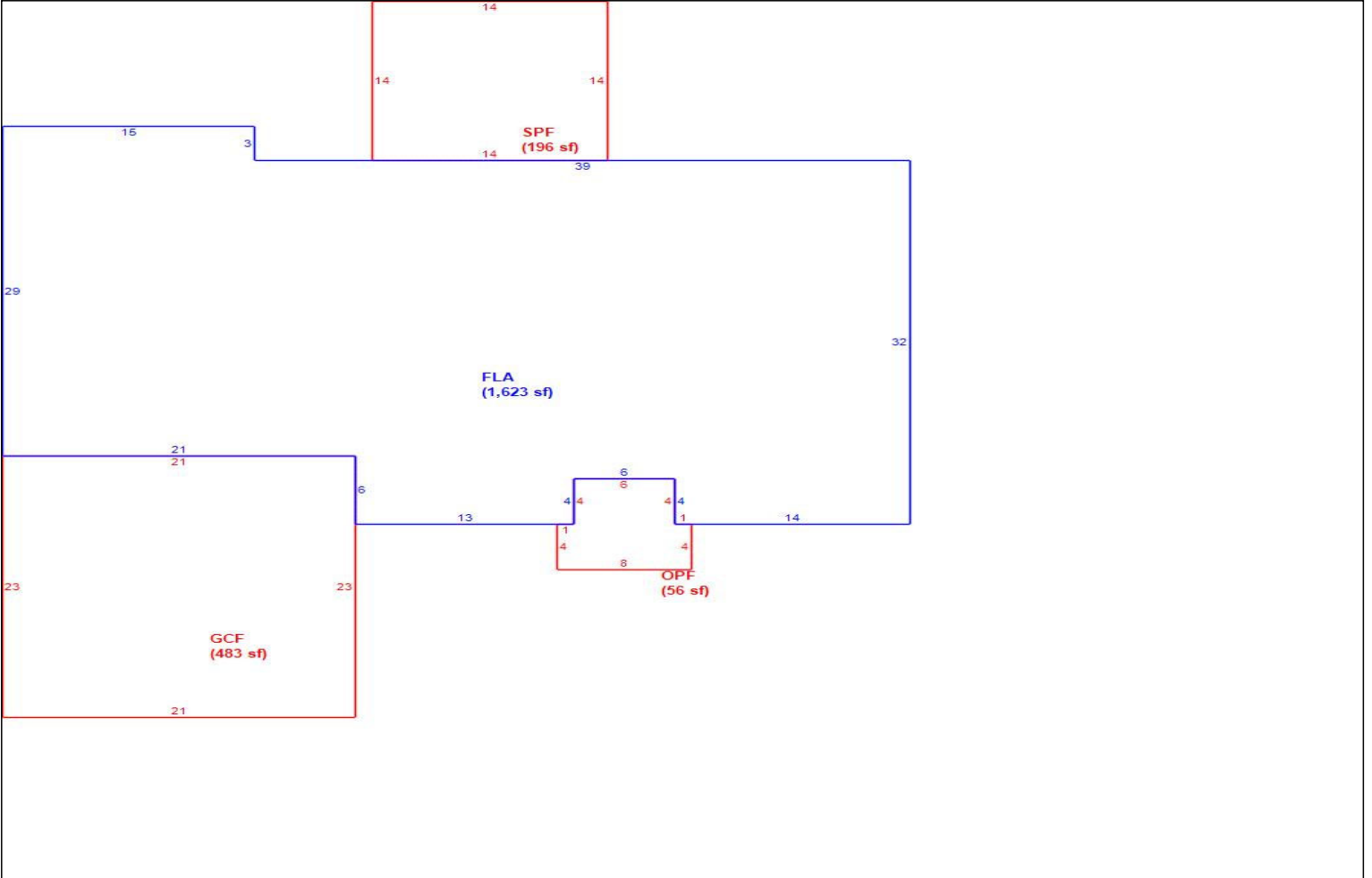
Comp 2

Property Location		
Site Address 601 PARK VALLEY CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 3 PB 36 PGS 35-36 ORB 6255 PG 274

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	214,859		Deprec Bldg Value 208,413
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	1,623	1,623	1623	1996					
GAR	GARAGE FINISH	0	483	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	56	0		Base Rate	106.22	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	196	0		Quality Grade	665	Heat Type	6	
					Building RCN	214,859	Wall Type	03	Fireplaces	0
					Condition	EX	Foundation	3	Type AC	03
					% Good	97.00	Roof Cover	3		
					Functional Obsol	0				
TOTALS		1,623	2,358	1,623	Building RCNLD	208,413				

Alternate Key 3670752  
 Parcel ID 12-22-25-1600-000-00300

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

2024-0271 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
POL2	SWIMMING POOL - RESIDENTIAL	351.00	SF	35.00	2002	2002	12285.00	85.00	10,442
PLD2	POOL/COOL DECK	507.00	SF	5.38	2002	2002	2728.00	70.00	1,910
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2004	2004	5712.00	52.50	2,999

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	9-12-01	01-19-2012	02-04-2013	2,810	0003	STORAGE UNIT	02-04-2013		
2003	0005-02-01BE	01-01-2002	04-05-2003	16,904	0000	13X27 POOL			
1997	120926	01-01-1996	12-01-1996	83,265	0000	SFR 601 PARK VALLEY CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023150051	6255	0274	12-05-2023	WD	Q	01	I	390,000			
2018004736	5053	0372	01-05-2018	WD	Q	Q	I	205,000			
	4705	2237	11-10-2015	QC	U	U	I	100			
	4692	0132	09-25-2015	WD	Q	Q	I	170,000			
	3318	0123	11-17-2006	WD	Q	Q	I	260,000			
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	208,413	15,351	315,264	0	315264	0.00	315264	315264	308,965	

**Parcel Notes**

97FC QG FROM 500 RS 041197  
 02 QG FROM 475 FER 032702  
 03FC QG FROM 500 ADD POL & PLD TO MISC JWP 040503  
 04FC LOC FROM 125 QG FROM 535 JWP 060304  
 2850/2322 PAUL JR & SHERRY L JUTKOFKY TO PAUL & NATALIE FRANCA HW  
 06FC NO CHGS TO SFR QG FROM 600 DN 051606  
 13FC UBU IS APPROX 6X6 PLASTIC ADD SEN NPA FROM OUTSIDE LOCKED WOODEN FENCE UBU NOT ADDED MANY ANGLES ON POL SF OK  
 DN 020413  
 4692/132 MICHAEL & JORJA GUERRA TO STEPHEN MISCIAGNO  
 4692/132 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL SHORT SALE  
 16X COURTESY HX CARD SENT 102115  
 4705/2237 STEPHEN MISCIAGNO TO AUGIE 84 PROPERTIES LLC  
 17TR VACANT 601 PARK VALLEY CIR MINNEOLA FL 34715 7932  
 17 MAILING ADDR CHGD PER SUNBIZ INFO SCANNED CB 090717  
 5053/372 AUGIE 84 PROPERTIES LLC TO THOAMS & CAROL A DULKIS HW  
 18X COURTESY HX CARD SENT 022118  
 19X COURTESY HX CARD SENT 010219  
 21TR KEYED FORWARDING ADDR OF 9174 SE 125TH LOOP SUMMERFIELD FL 34491 9742  
 6255/274 THOMAS & CAROL A DULKIS TO JOHN & JULIA THORNE HW

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Alternate Key 3672232  
 Parcel ID 12-22-25-1600-000-01900

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

2024-0271 Comp 3  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

Current Owner		
FLETCHER TIMOTHY L & ALANA R		
805 MEADOW PARK DR		
MINNEOLA	FL	34715

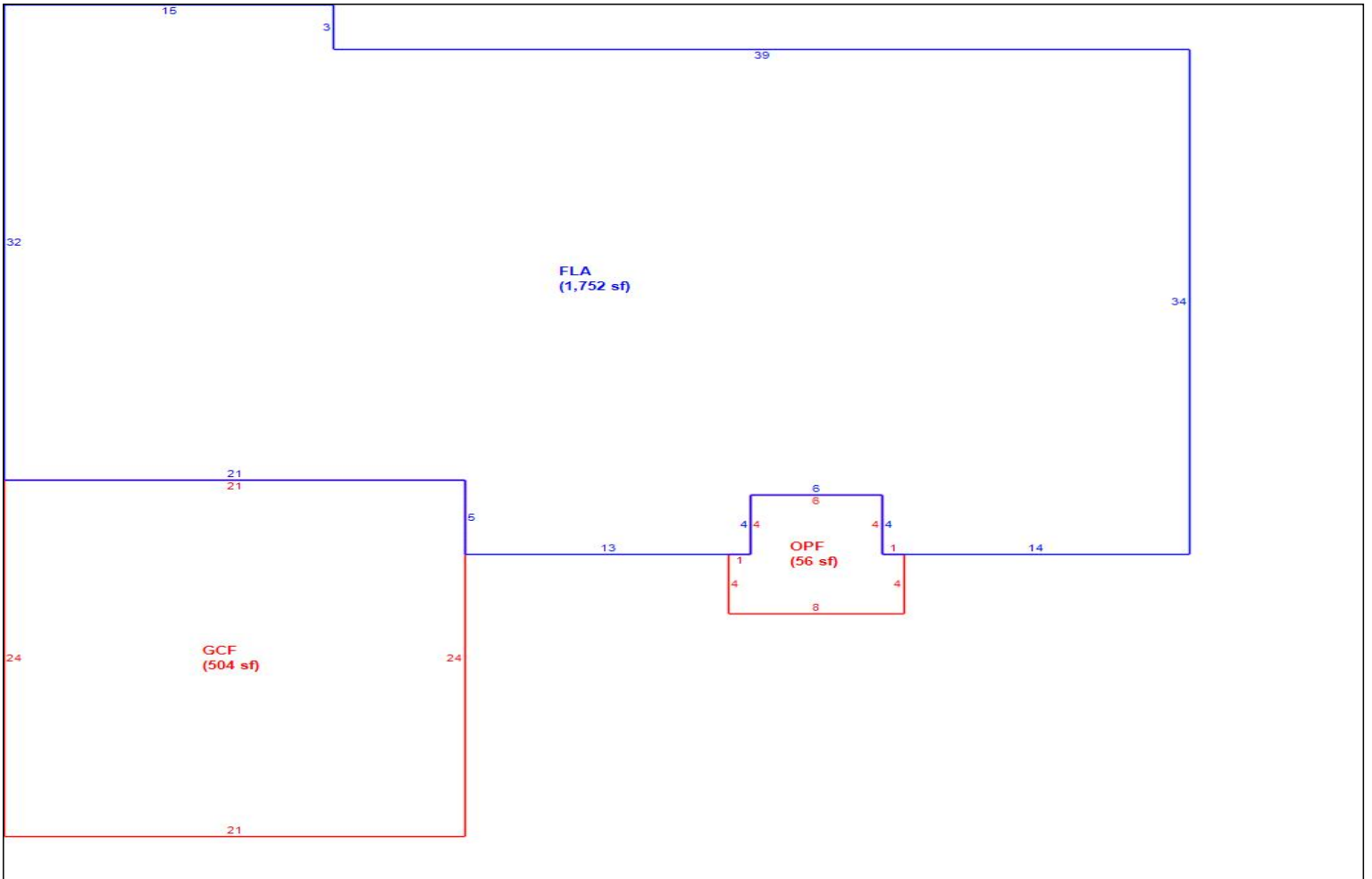
Comp 3

Property Location		
Site Address 805 MEADOW PARK DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 19 PB 36 PGS 35-36 ORB 6207 PG 977

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 225,653 Deprec Bldg Value 214,370 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,752	1,752	1752	1995	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	504	0	105.88	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	56	0	225,653	Wall Type	03	Heat Type	6	
TOTALS		1,752	2,312	1,752	EX	Foundation	3	Fireplaces	0	
					95.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					214,370					

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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
POL2	SWIMMING POOL - RESIDENTIAL	384.00	SF	35.00	1995	1995	13440.00	85.00	11,424
PLD2	POOL/COOL DECK	708.00	SF	5.38	1995	1995	3809.00	70.00	2,666
SEN2	SCREEN ENCLOSED STRUCTURE	2264.00	SF	3.50	1995	1995	7924.00	40.00	3,170
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1995	1995	4000.00	50.00	2,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	71-12-04	04-04-2012	02-04-2013	8,672	0002	REROOF SHINGLE	02-04-2013		
2004	SALE	01-01-2003	03-15-2004	1	0000	CHECK VALUE			
1996	95-4901	09-01-1995	12-01-1995	15,000	0000	ADD POOL			
1996	95-4201	08-01-1995	12-01-1995	62,893	0000	SFR 805 MEADOW PARK DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023110161	6207	0977	09-01-2023	WD	Q	01	I	393,000	039	HOMESTEAD	2024	25000
2023082475	6173	1237	07-10-2023	QC	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2472	0548	11-17-2003	WD	Q	Q	I	170,000				
	1714	0986	04-23-1999	QC	U	U	I	0				
	1396	0326	10-01-1995	WD	Q	Q	I	127,400				
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	
91,500	214,370	19,260	325,130	0	193050	50,000.00	143050	168050	318,364	

**Parcel Notes**

97FC QG FROM 500 RS 041197  
 1714/986 DINO NINASSI TO CAROLE M NINASSI/KWASNIK SINGLE  
 2472/548 CAROLE M KWASNIK TO CHARLES & ALICE HAUSE HW  
 04FC QG FROM 550 JRH 031504  
 04FC LOC FROM 125 QG FROM 620 JWP 060304  
 13FC FLA1 FROM 1756SF OPF3 FROM 48SF ADD PLH HTB TO MISC NPA BOTH OLDER SFR HAS NEW SHINGLES IN GOOD EXT COND COND FROM 3 DN 020413  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 15TR RETURN TO SENDER UNABLE TO FORWARD 091815  
 6173/1239 CHARLES RICHARD HAUSE 81 DECEASED 121222 DC  
 6173/1237 ALICE HAUSE LE REM TTEE OF THE ALICE E HAUSE REVC TRS DTD 071023  
 6207/977 ALICE E HAUSE INDIV AND AS TTEE TO TIMOTHY LAWRENCE & ALANA RENEE FLETCHER HW  
 24X SUBMITTED HX APP DB 022324

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