



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **AK 3783671**

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <b>2024-0309</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1: Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AMH 2015-1</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>17 22 26 0500 000 06100 835 Marquee Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.  
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.  
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).  
 A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).  
 A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).  
 A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).  
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

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 licensed representatives or employees listed in part 4 above AND (check one)  
 Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.  
 I am an uncompensated representative filing this petition AND (check one)  
 the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0309	Alternate Key: 3783671	Parcel ID: 17-22-26-0500-000-06100
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 835 MARQUEE DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 344,264	\$ 344,264
<b>2. Assessed or classified use value, *if applicable</b>	\$ 288,980	\$ 288,980
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 288,980	\$ 288,980

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

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3783671	3774779	3774788	3774991
<b>Address</b>	835 MARQUEE DR MINNEOLA	1010 ARBOR HILL CIR MINNEOLA	1040 ARBOR HILL CIR MINNEOLA	943 ARBOR HILL CIR MINNEOLA
<b>Proximity</b>		0.20 Miles	0.28 Miles	0.14 Miles
<b>Sales Price</b>		\$365,000	\$370,000	\$380,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	3.20%	1.20%
<b>Adjusted Sale</b>		\$321,930	\$326,340	\$327,560
<b>\$/SF FLA</b>	\$196.50 per SF	\$210.00 per SF	\$208.39 per SF	\$217.21 per SF
<b>Sale Date</b>		4/24/2023	4/11/2023	9/28/2023
<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>	1,752	1,533	17520	1,566	14880	1,508	19520
<b>Year Built</b>	1999	1997		1998		1998	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	Y	N	20000	N	20000	Y	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 11.7%	37520	Net Adj. 10.7%	34880	Net Adj. 6.0%	19520
		Gross Adj. 11.7%	37520	Gross Adj. 10.7%	34880	Gross Adj. 6.0%	19520
<b>Adj. Sales Price</b>	Market Value <b>\$344,264</b>	Adj Market Value	<b>\$359,450</b>	Adj Market Value	<b>\$361,220</b>	Adj Market Value	<b>\$347,080</b>
	Value per SF 196.50						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

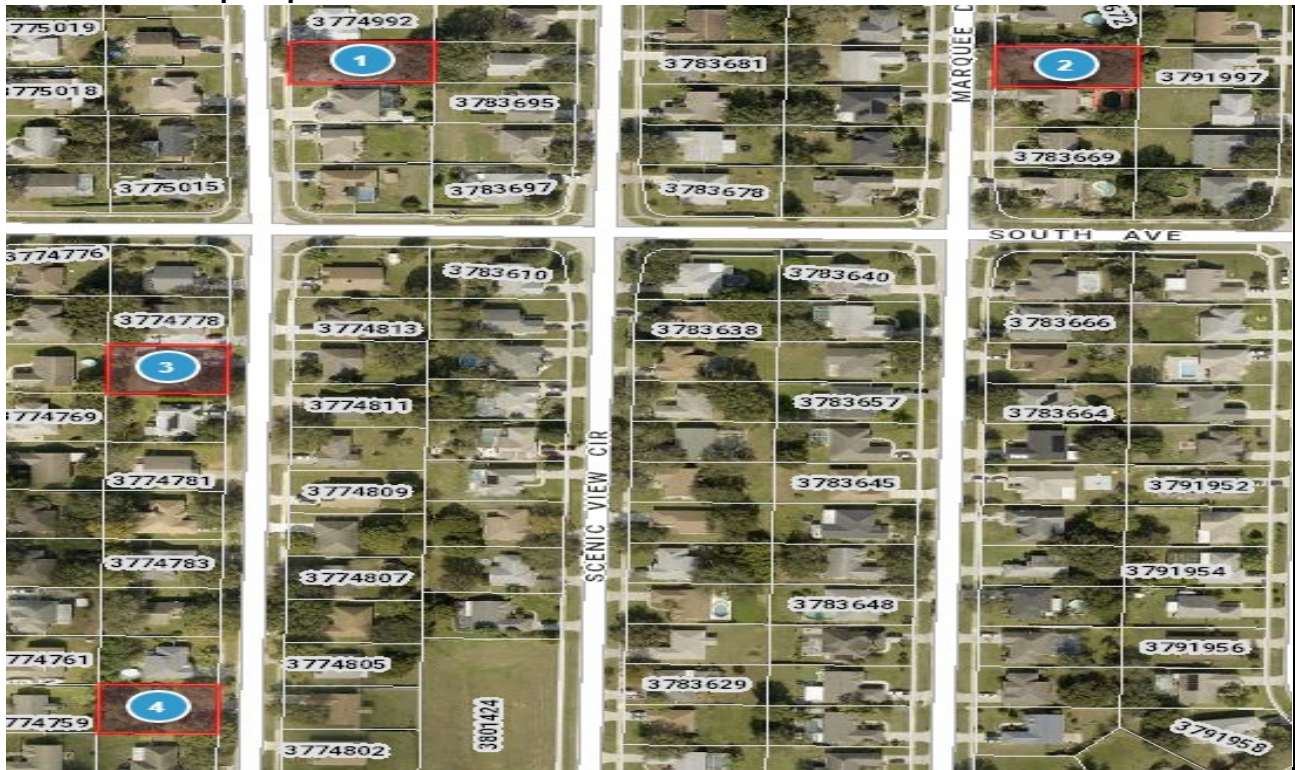
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY:** [REDACTED]

**DATE** [REDACTED]

**2024-0309 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3783671	835 MARQUEE DR MINNEOLA	-
2	Comp 1	3774779	1010 ARBOR HILL CIR MINNEOLA	0.2
3	Comp 2	3774788	1040 ARBOR HILL CIR MINNEOLA	0.28
4	Comp 3	3774991	943 ARBOR HILL CIR MINNEOLA	0.14
5				
6				
7				
8				

Alternate Key 3783671  
Parcel ID 17-22-26-0500-000-06100

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0309 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

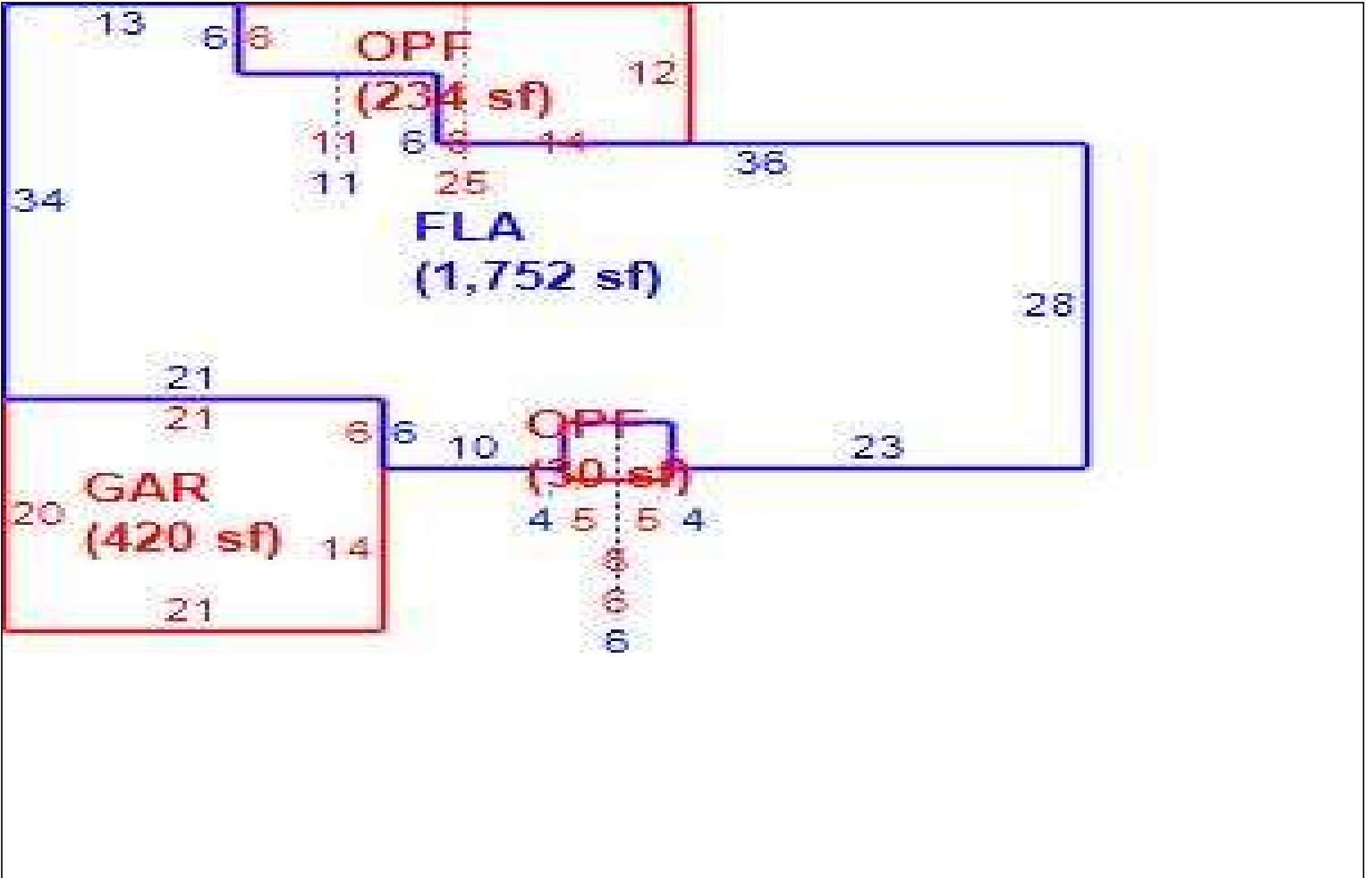
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location			
Site Address 835 MARQUEE DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, EASTRIDGE PHASE I LOT 61 PB 41 PGS 1-3 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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 265,367
Deprec Bldg Value 241,484		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,752	1,752	1752	Effective Area	1752	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	124.33	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	264	0	Building RCN	265,367	Wall Type	03	Heat Type	6	
						Condition	G	Foundation	3	Fireplaces	0
						% Good	91.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,752	2,436	1,752	Building RCNLD	241,484					

Alternate Key 3783671  
 Parcel ID 17-22-26-0500-000-06100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0309 Subject By  
 PRC Run: 12/10/2024  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2007	2007	11340.00	85.00	9,639
PLD2	POOL/COOL DECK	474.00	SF	5.38	2007	2007	2550.00	70.00	1,785
SEN2	SCREEN ENCLOSED STRUCTURE	1598.00	SF	3.50	2007	2007	5593.00	57.50	3,216

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	165-07-05	04-25-2007	03-14-2008	5,000	0000	SEN	03-14-2008		
2008	0069-07-02	01-19-2007	03-14-2008	35,000	0000	POL & DECK	03-14-2008		
2000	9960135	06-04-1999	12-01-1999	1	0000	SFR/834 MARQUEE DR			

<b>Sales Information</b>								<b>Exemptions</b>			
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	100			
	4419	0682	12-13-2013	WD	Q	Q	I	155,000			
	1755	2459	09-27-1999	WD	Q	Q	I	120,400			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	241,484	14,640	344,124	26254	317870	0.00	317870	344124	344,264	

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Alternate Key 3774779  
Parcel ID 17-22-26-2000-000-02700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0309 Comp 1  
PRC Run: 12/10/2024 By  
Card # 1 of 1

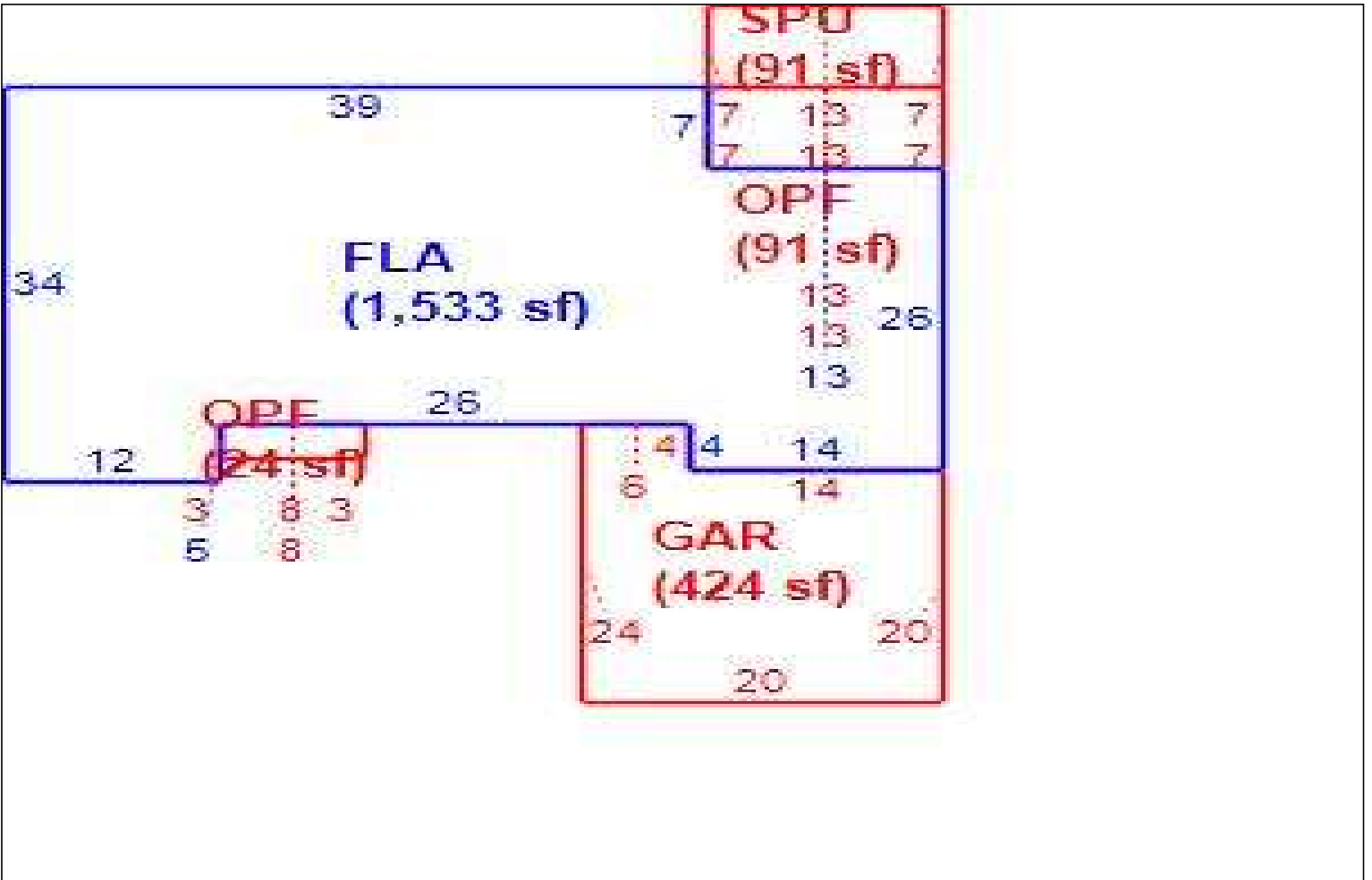
Current Owner		
HERNANDEZ CARLOS J & DIAMOND E		
1010 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 1010 ARBOR HILL CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
MINNEOLA, THE ARBORS PHASE I SUB LOT 27 PB 38 PG 63 ORB 6132 PG 2326

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 254,723 Deprec Bldg Value 247,081 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,533	1,533	1533	1997	1533	134.16	EX	97.00	0	247,081	No Stories	1.00	3
GAR	GARAGE FINISH	0	424	0								Quality Grade	700	2
OPF	OPEN PORCH FINISHE	0	115	0								Wall Type	03	0
SPU	SCREEN PORCH UNFIN	0	91	0								Foundation	3	6
TOTALS		1,533	2,163	1,533								Roof Cover	3	0



Alternate Key 3774779  
 Parcel ID 17-22-26-2000-000-02700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0309 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-15-2020	1	0099	CHECK VALUE	05-15-2020		
2014	SALE	01-01-2013	05-14-2014	1	0099	CHECK VALUE	04-01-2014		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023049483	6132	2326	04-24-2023	WD	Q	01	I	365,000				
2023027724	6105	2153	03-09-2023	WD	Q	01	I	325,000				
2019026370	5246	1494	03-01-2019	WD	Q	Q	I	230,000				
2019005080	5223	0598	01-08-2019	PO	U	U	I	0				
	4348	0752	06-28-2013	WD	Q	Q	I	139,000				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	247,081	0	335,081	0	335081	0.00	335081	335081	335,081	

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Alternate Key 3774788  
 Parcel ID 17-22-26-2000-000-03400

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0309 Comp 2  
 PRC Run: 12/10/2024 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	
2014	315-13-09	09-09-2013	04-01-2014	10,223	0002	REROOF SHINGLE	04-01-2014		
2004	SALE	01-01-2003	04-23-2004	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023041898	6123 1624	04-11-2023	WD	Q	01	I	370,000		039	HOMESTEAD	2024	25000
2022057871	5944 0560	04-22-2022	WD	Q	01	I	265,000		059	ADDITIONAL HOMESTEAD	2024	25000
2021163141	5843 2107	11-15-2021	QC	U	11	I	100					
2019060773	5287 1194	05-30-2019	WD	Q	Q	I	239,900					
	4131 1956	02-23-2012	WD	U	U	I	91,000					
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	
88,000	250,082	0	338,082	0	338082	50,000.00	288082	313082	338,082	

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Alternate Key 3774991  
Parcel ID 17-22-26-2005-000-05900

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0309 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

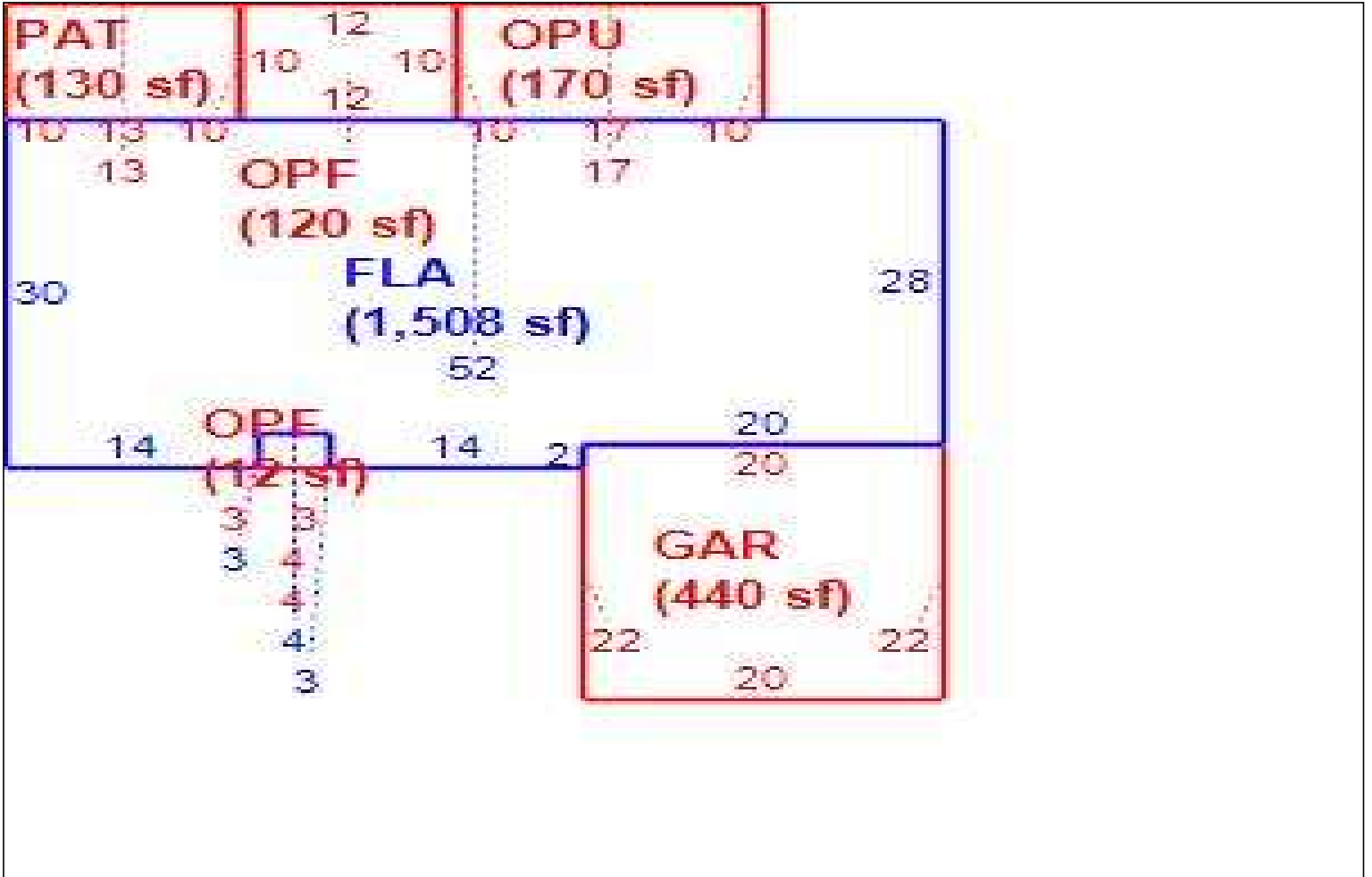
Current Owner		
AKINS PETER & RITA C		
943 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 943 ARBOR HILL CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
MINNEOLA, THE ARBORS PHASE 2 SUB LOT 59 PB 39 PG 47 ORB 6217 PG 1872

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 253,564 Deprec Bldg Value 230,743 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,508	1,508	1508	1998	1508	134.66	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Building RCN	253,564	Condition	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	132	0	% Good	91.00	Functional Obsol	0	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	170	0	Building RCNLD	230,743	Roof Cover	3	Type AC	03		
PAT	PATIO UNCOVERED	0	130	0								
TOTALS		1,508	2,380	1,508								

Alternate Key 3774991  
 Parcel ID 17-22-26-2005-000-05900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0309 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	384.00	SF	35.00	2003	2003	13440.00	85.00	11,424
PLD2	POOL/COOL DECK	312.00	SF	5.38	2003	2003	1679.00	70.00	1,175
SEN2	SCREEN ENCLOSED STRUCTURE	1569.00	SF	3.50	2003	2003	5492.00	47.50	2,609
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700
UBF3	UTILITY BLDG FINISHED	96.00	SF	10.50	2003	2003	1008.00	60.00	605

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1611-23-12	12-01-2023	04-23-2024	11,827	0002	REPL WINDOW	04-23-2024		
2014	SALECVD	01-01-2013	05-14-2014	1	0098	AVG N FORECLOSURE/BANK	04-01-2014		
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE			
2004	357-03-06B	05-27-2003	04-23-2004	4,000	0000	POOL SEN			
2004	27-03-01B	01-16-2003	04-23-2004	13,500	0000	POOL			
1999	8040903	04-01-1998	12-01-1998	81,900	0000	SFR/943 ARBOR HILL CIR			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023118912	6217	1872	09-28-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
2016089261	4826	1261	08-12-2016	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4394	2467	10-07-2013	WD	U	U	I	150,000				
	4394	2466	07-11-2013	QC	U	U	I	100				
	4333	0514	05-23-2013	CT	U	U	I	100				
<b>Total</b>											<b>50,000.00</b>	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	230,743	17,513	336,256	0	336256	50,000.00	286256	311256	336,393	

\*\*\*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.\*\*\*