



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **AK 3747607**

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 #	2024-0310	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AMH 2015-1 BORROWER		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	17-22-26-0150-000-00800 1028 Chelsea Parc Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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.)			
Type of Property <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			
PART 2. Reason for Petition 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0310	Alternate Key: 3747607	Parcel ID: 17-22-26-0150-000-00800
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1028 CHELSEA PARC DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 301,190	\$ 301,190
2. Assessed or classified use value, *if applicable	\$ 239,050	\$ 239,050
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 239,050	\$ 239,050

*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
AK#	3747607	3726481	3726553	3774991
Address	1028 CHELSEA PARC DR MINNEOLA	912 ROANOKE DR MINNEOLA	927 HATTERAS AVE MINNEOLA	943 ARBOR HILL CIR MINNEOLA
Proximity		0.21 Miles	0.17 Miles	0.23 Miles
Sales Price		\$366,900	\$374,900	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.40%	1.20%
Adjusted Sale		\$320,671	\$320,165	\$327,560
\$/SF FLA	\$206.44 per SF	\$228.24 per SF	\$222.34 per SF	\$217.21 per SF
Sale Date		6/23/2023	11/27/2023	9/28/2023
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	1,459	1,405	2700	1,440	950	1,508	-2450
Year Built	1996	1997		1997		1998	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 0.8%	2700	Net Adj. 0.3%	950	-Net Adj. 6.9%	-22450
		Gross Adj. 0.8%	2700	Gross Adj. 0.3%	950	Gross Adj. 6.9%	22450
Adj. Sales Price	Market Value \$301,190	Adj Market Value	\$323,371	Adj Market Value	\$321,115	Adj Market Value	\$305,110
	Value per SF 206.44						

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.

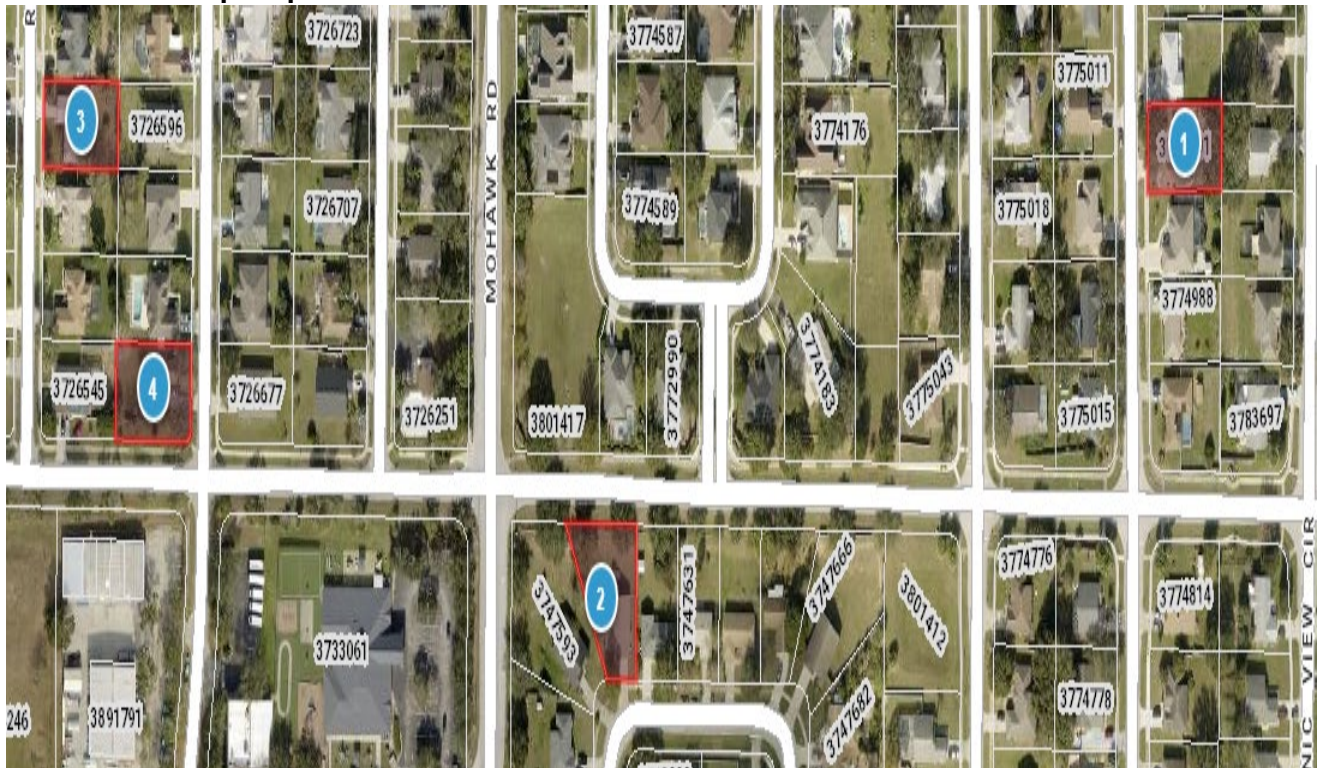
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0310 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3747607	1028 CHELSEA PARC DR MINNEOLA	-
2	Comp 1	3726481	912 ROANOKE DR MINNEOLA	0.21
3	Comp 2	3726553	927 HATTERAS AVE MINNEOLA	0.17
4	Comp 3	3774991	943 ARBOR HILL CIR MINNEOLA	0.23
5				
6				
7				
8				

Alternate Key 3747607
Parcel ID 17-22-26-0150-000-00800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0310 Subject
PRC Run: 12/10/2024 By
Card # 1 of 1

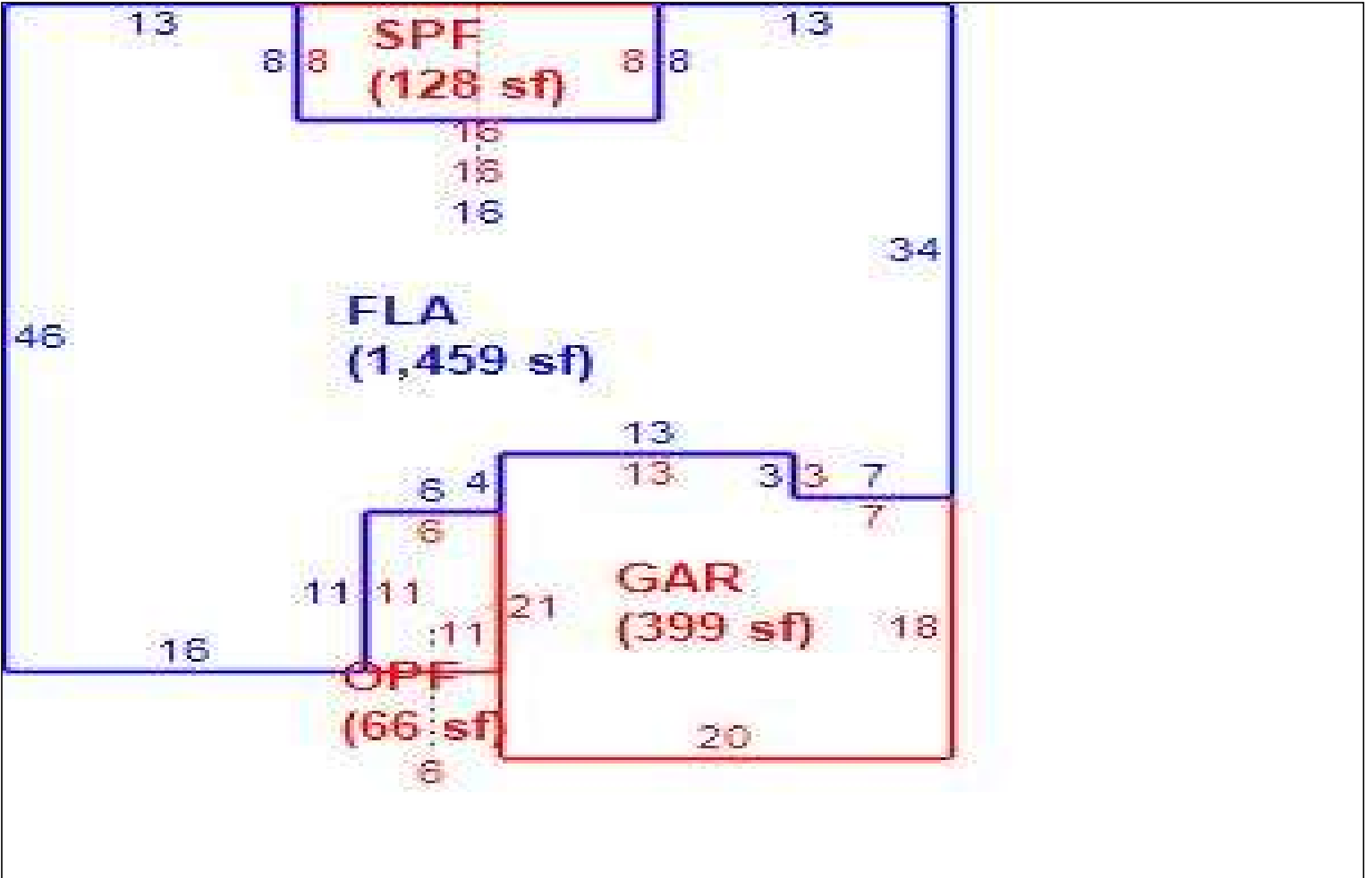
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location		
Site Address 1028 CHELSEA PARC DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, CHELSEA PARC SUB LOT 8 PB 37 PG 34 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 231,728 Deprec Bldg Value 213,190 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,459	1,459	1459	Effective Area	1459	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	399	0	Base Rate	127.41	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	66	0	Building RCN	231,728	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	128	0	Condition	VG	Foundation	3	Fireplaces	0	
						% Good	92.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,459	2,052	1,459	Building RCNLD	213,190					

Alternate Key 3747607
 Parcel ID 17-22-26-0150-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0310 Subject
 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

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price
	4599 2382	03-06-2015	WD	U	M	I	100
	4501 1259	07-08-2014	WD	Q	Q	I	145,000
	4464 0196	04-07-2014	WD	Q	Q	I	92,000
	2073 2264	01-23-2002	WD	Q	Q	I	110,000
	1795 1600	02-14-2000	WD	Q	Q	I	97,500

Exemptions

Code	Description	Year	Amount
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
88,000	213,190	0	301,190	38240	262950	0.00	262950	301190	301,190

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 3726481
 Parcel ID 17-22-26-0805-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0310 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

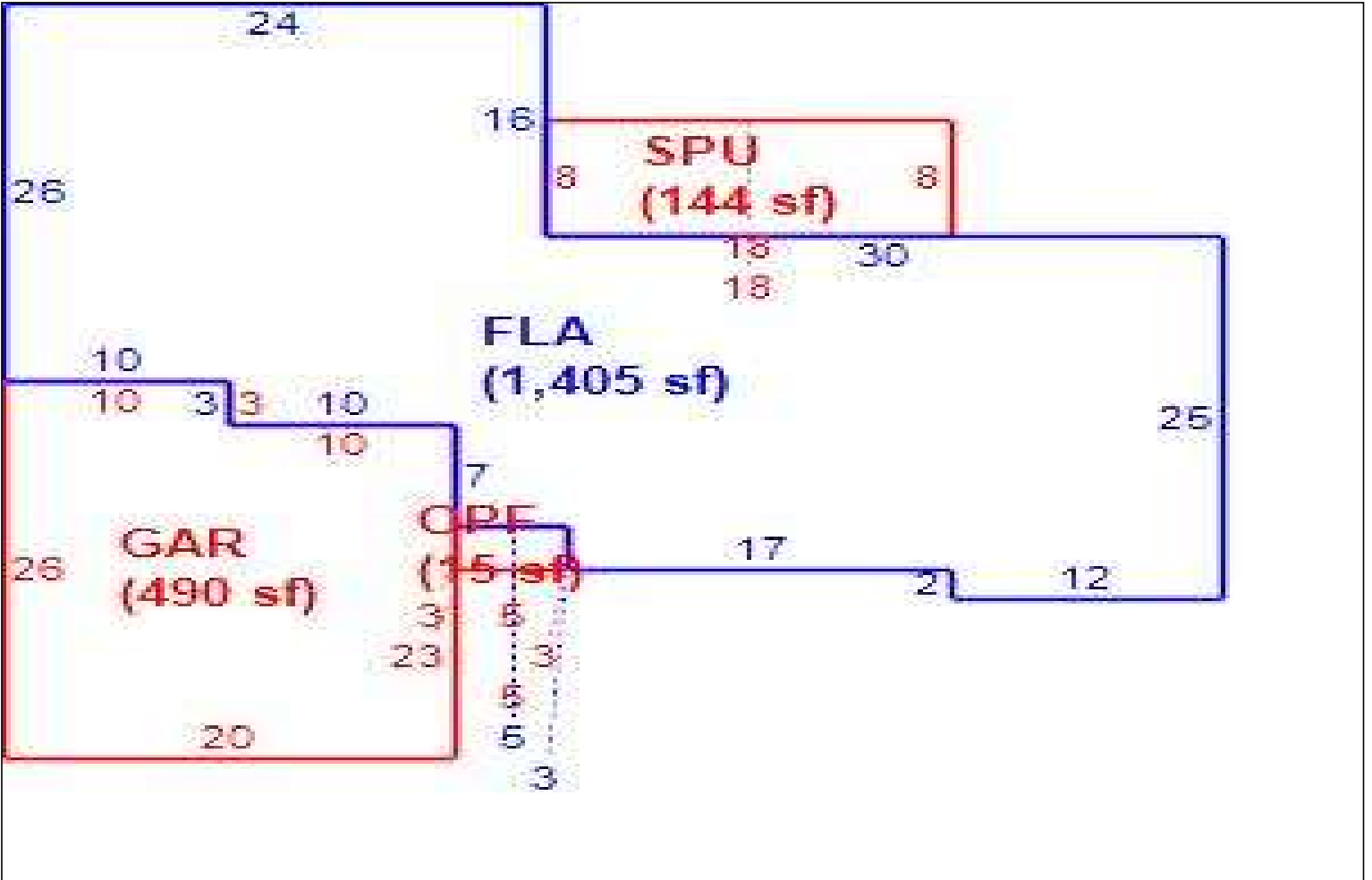
Current Owner		
DUNLEA BENJAMIN E & KETLUIMAR VALLE		
912 ROANOKE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 912 ROANOKE DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 66 PB 37 PGS 19-20 ORB 6172 PG 2171

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 227,344	Deprec Bldg Value 209,156	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,405	1,405	1405	Effective Area	1405	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	490	0	Base Rate	128.40	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	15	0	Building RCN	227,344	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	144	0	Condition	VG	Foundation	3	Fireplaces	0
					% Good	92.00	Functional Obsol	0		
TOTALS		1,405	2,054	1,405	Building RCNLD	209,156	Roof Cover	3	Type AC	03

Alternate Key 3726481
 Parcel ID 17-22-26-0805-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0310 Comp 1
 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	
2025	0142-24-02	02-26-2024		18,937	0002	REPL WINDOWS 16			
2012	IMPS	01-01-2011	07-21-2011	1	0008	CAN TO SPU	07-21-2011		
1998	9730301	03-01-1997	12-01-1997	74,061	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023081906	6172	2171	06-23-2023	WD	Q	01	I	366,900	039	HOMESTEAD	2024	25000
	1521	1611	05-01-1997	WD	Q	Q	I	93,400	059	ADDITIONAL HOMESTEAD	2024	25000
	1499	1146	02-01-1997	WD	Q	Q	V	18,800				
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	209,156	0	297,156	0	297156	50,000.00	247156	272156	297,156	

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Alternate Key 3726553
Parcel ID 17-22-26-0805-000-07000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0310 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

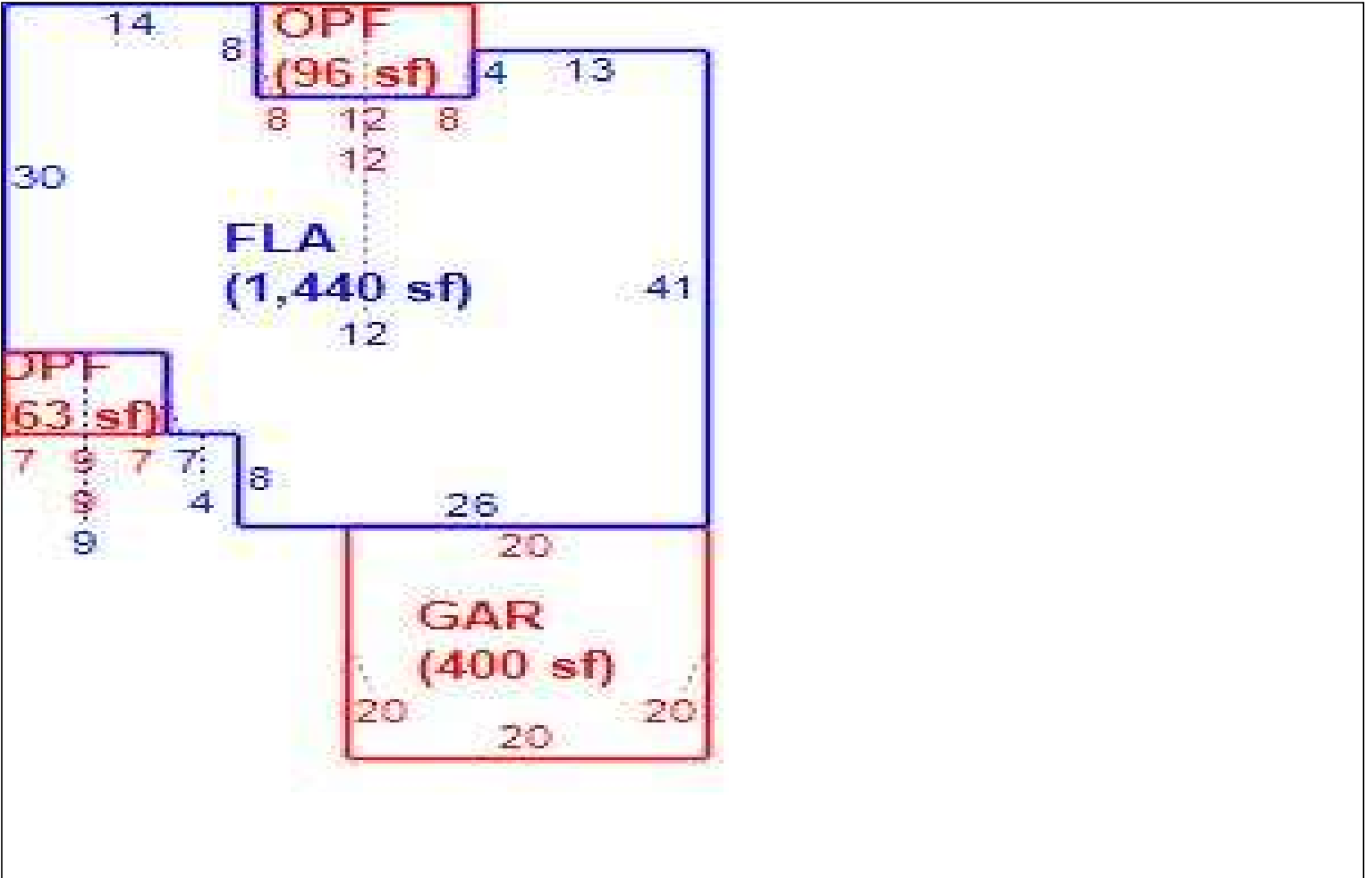
Current Owner		
JECINO JESSICA A ET AL		
927 HATTERAS AVE		
MINNEOLA	FL	34715

Property Location			
Site Address 927 HATTERAS AVE			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 70 PB 37 PGS 19-20 ORB 6253 PG 854

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 228,721
Deprec Bldg Value 221,859		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	1,440	1,440	1440	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	127.77	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	159	0	228,721	Wall Type	03	Heat Type	6
TOTALS		1,440	1,999	1,440	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	221,859		

Alternate Key 3726553
 Parcel ID 17-22-26-0805-000-07000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0310 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	
2020 1998	SALE 9781122	01-01-2019 08-01-1997	05-15-2020 12-01-1997	1 79,404	0099 0000	CHECK VALUE SFR	05-15-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023148598	6253	0854	11-27-2023	WD	Q	01	I	374,900	039	HOMESTEAD	2024	25000
2019081405	5313	0528	07-11-2019	WD	Q	Q	I	239,900	059	ADDITIONAL HOMESTEAD	2024	25000
	1896	1207	12-27-2000	WD	Q	Q	I	117,900				
	1593	1408	03-13-1998	WD	Q	Q	I	99,800				
	1523	2154	06-01-1997	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	
88,000	221,859	0	309,859	0	309859	50,000.00	259859	284859	309,859	

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0310 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

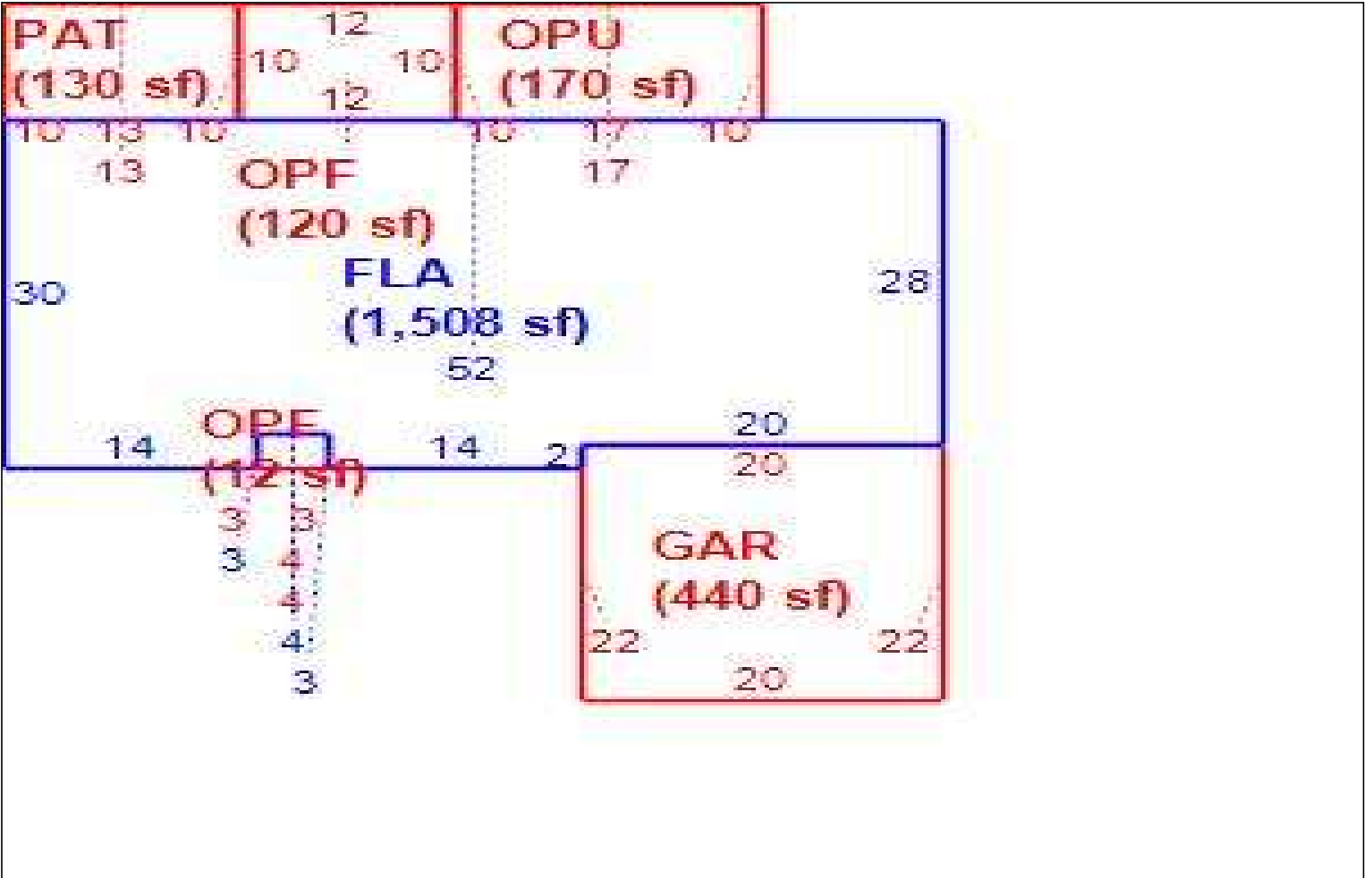
Current Owner		
AKINS PETER & RITA C		
943 ARBOR HILL CIR		
MINNEOLA	FL	34715

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,508	1,508	1508	1998	1508	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		134.66	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0		253,564	Condition	G	Wall Type	03
OPU	OPEN PORCH UNFINIS	0	170	0		91.00	% Good	91.00	Foundation	3
PAT	PATIO UNCOVERED	0	130	0		0	Functional Obsol	0	Roof Cover	3
TOTALS		1,508	2,380	1,508		230,743	Building RCNLD	230,743	Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0310 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<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

Building Permits									
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			

Sales Information								Exemptions				
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				
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	230,743	17,513	336,256	0	336256	50,000.00	286256	311256	336,393	

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