



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AK 3783679

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

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

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

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

|  |   |   |
|--|---|---|
| <b>Petition #</b> 2024-0311  | Alternate Key: 3783679                                  | Parcel ID: 17-22-26-0500-000-07000                        |
| <b>Petitioner Name</b> Robert Peyton, Ryan LLC<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 808 SCENIC VIEW CIR<br>MINNEOLA | <input type="checkbox"/> Check if Multiple Parcels        |
| <b>Owner Name</b> AMH 2015-1 BORROWER LP   | Value from TRIM Notice                                  | Value before Board Action<br>Value presented by Prop Appr |
|  |   | Value after Board Action                                  |
| <b>1. Just Value, required</b>   | \$ 320,096  | \$ 320,096  |
| <b>2. Assessed or classified use value, *if applicable</b>   | \$ 256,910  | \$ 256,910  |
| <b>3. Exempt value, *enter "0" if none</b>   | \$ -  |   |
| <b>4. Taxable Value, *required</b>   | \$ 256,910  | \$ 256,910  |

\*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>           | 3783679                         | 3774779  | 3774788  | 3774991  |
| <b>Address</b>       | 808 SCENIC VIEW CIR<br>MINNEOLA | 1010 ARBOR HILL CIR<br>MINNEOLA  | 1040 ARBOR HILL CIR<br>MINNEOLA  | 943 ARBOR HILL CIR<br>MINNEOLA   |
| <b>Proximity</b>     |                                 | 0.13 Miles   | 0.22 Miles   | 0.07 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>     | \$192.83 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>           | 1,660                         | 1,533            | 10160            | 1,566            | 7520             | 1,508            | 12160            |
| <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>             | N                             | N                | 0                | N                | 0                | Y                | -20000           |
| <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. 3.2%    | 10160            | Net Adj. 2.3%    | 7520             | -Net Adj. 2.4%   | -7840            |
|                         |                               | Gross Adj. 3.2%  | 10160            | Gross Adj. 2.3%  | 7520             | Gross Adj. 9.8%  | 32160            |
| <b>Adj. Sales Price</b> | Market Value <b>\$320,096</b> | Adj Market Value | <b>\$332,090</b> | Adj Market Value | <b>\$333,860</b> | Adj Market Value | <b>\$319,720</b> |
|                         | Value per SF 192.83           |                  |                  |                  |                  |                  |                  |

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]

2024-0311 Comp Map



| Bubble # | Comp #  | Alternate Key | Parcel Address                  | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------|----------------------------|
| 1        | Subject | 3783679       | 808 SCENIC VIEW CIR<br>MINNEOLA | -                          |
| 2        | Comp 1  | 3774779       | 1010 ARBOR HILL CIR<br>MINNEOLA | 0.13                       |
| 3        | Comp 2  | 3774788       | 1040 ARBOR HILL CIR<br>MINNEOLA | 0.22                       |
| 4        | Comp 3  | 3774991       | 943 ARBOR HILL CIR<br>MINNEOLA  | 0.07                       |
| 5        |         |               |                                 |                            |
| 6        |         |               |                                 |                            |
| 7        |         |               |                                 |                            |
| 8        |         |               |                                 |                            |
|          |         |               |                                 |                            |

Alternate Key 3783679  
Parcel ID 17-22-26-0500-000-07000

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

2024-0311 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

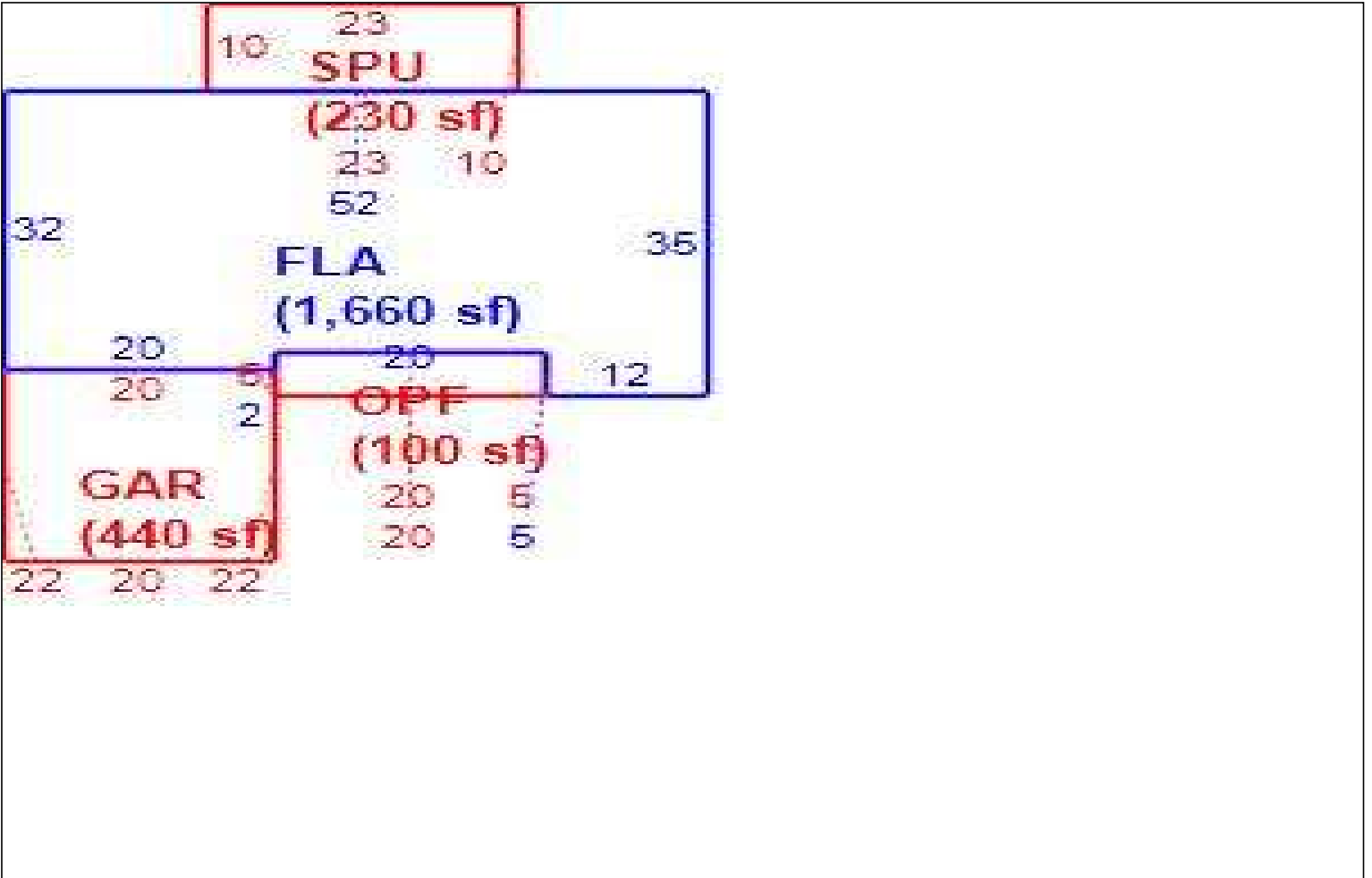
| Current Owner   |    |            |
|---|----|------------|
| AMH 2015-1 BORROWER LP<br>ATTN PROPERTY TAX DEPT<br>23975 PARK SORRENTO STE 300 |    |            |
| CALABASAS   | CA | 91302-4012 |

| Property Location                                     |               |                 |
|---|---------------|-----------------|
| Site Address 808 SCENIC VIEW CIR<br>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 70 PB 41 PGS 1-3 ORB 5127 PG 2112 |

| 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 255,050 |
| Deprec Bldg Value 232,096 |       | Multi Story 0 |                          |



| Building Sub Areas |                      |             |            | Building Valuation |                  | Construction Detail |            |            |            |    |
|--------------------|----------------------|-------------|------------|--------------------|------------------|---------------------|------------|------------|------------|----|
| Code               | Description          | Living Area | Gross Area | Eff Area           | Year Built       | Imp Type            | R1         | Bedrooms   | 3          |    |
| FLA                | FINISHED LIVING AREA | 1,660       | 1,660      | 1660               | 1999             | No Stories          | 1.00       | Full Baths | 2          |    |
| GAR                | GARAGE FINISH        | 0           | 440        | 0                  | Base Rate        | Quality Grade       | 690        | Half Baths | 0          |    |
| OPF                | OPEN PORCH FINISHE   | 0           | 100        | 0                  | Building RCN     | Condition           | G          | Heat Type  | 6          |    |
| SPU                | SCREEN PORCH UNFIN   | 0           | 230        | 0                  | % Good           | 91.00               | Foundation | 3          | Fireplaces | 0  |
| TOTALS             |                      | 1,660       | 2,430      | 1,660              | Functional Obsol | 0                   | Roof Cover | 3          | Type AC    | 03 |

Alternate Key 3783679  
 Parcel ID 17-22-26-0500-000-07000

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

2024-0311 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 |  |
| 2006             | SALE      | 01-01-2005 | 04-24-2006 | 1      | 0000 | CHECK VALUE    |             |         |  |
| 2005             | SALE      | 01-01-2004 | 05-12-2005 | 1      | 0000 | CHECK VALUE    |             |         |  |
| 2000             | 9904041   | 04-07-1999 | 12-01-1999 | 5,000  | 0000 | 11X22 SCRNM RM |             |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2018071805        | 5127      | 2112      | 06-19-2018 | WD  | U    | M       | I          | 100        |             |      |        |
|                   | 4614      | 1522      | 01-16-2015 | WD  | U    | U       | I          | 125,000    |             |      |        |
|                   | 4478      | 0052      | 08-21-2013 | CT  | U    | U       | I          | 100        |             |      |        |
|                   | 2902      | 2376      | 07-13-2005 | WD  | Q    | Q       | I          | 221,000    |             |      |        |
|                   | 2607      | 0896      | 06-25-2004 | WD  | Q    | Q       | I          | 158,000    |             |      |        |
| 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 |  |
| 88,000        | 232,096    | 0          | 320,096      | 37496        | 282600     | 0.00        | 282600     | 320096      | 320,096       |  |

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

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

2024-0311 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

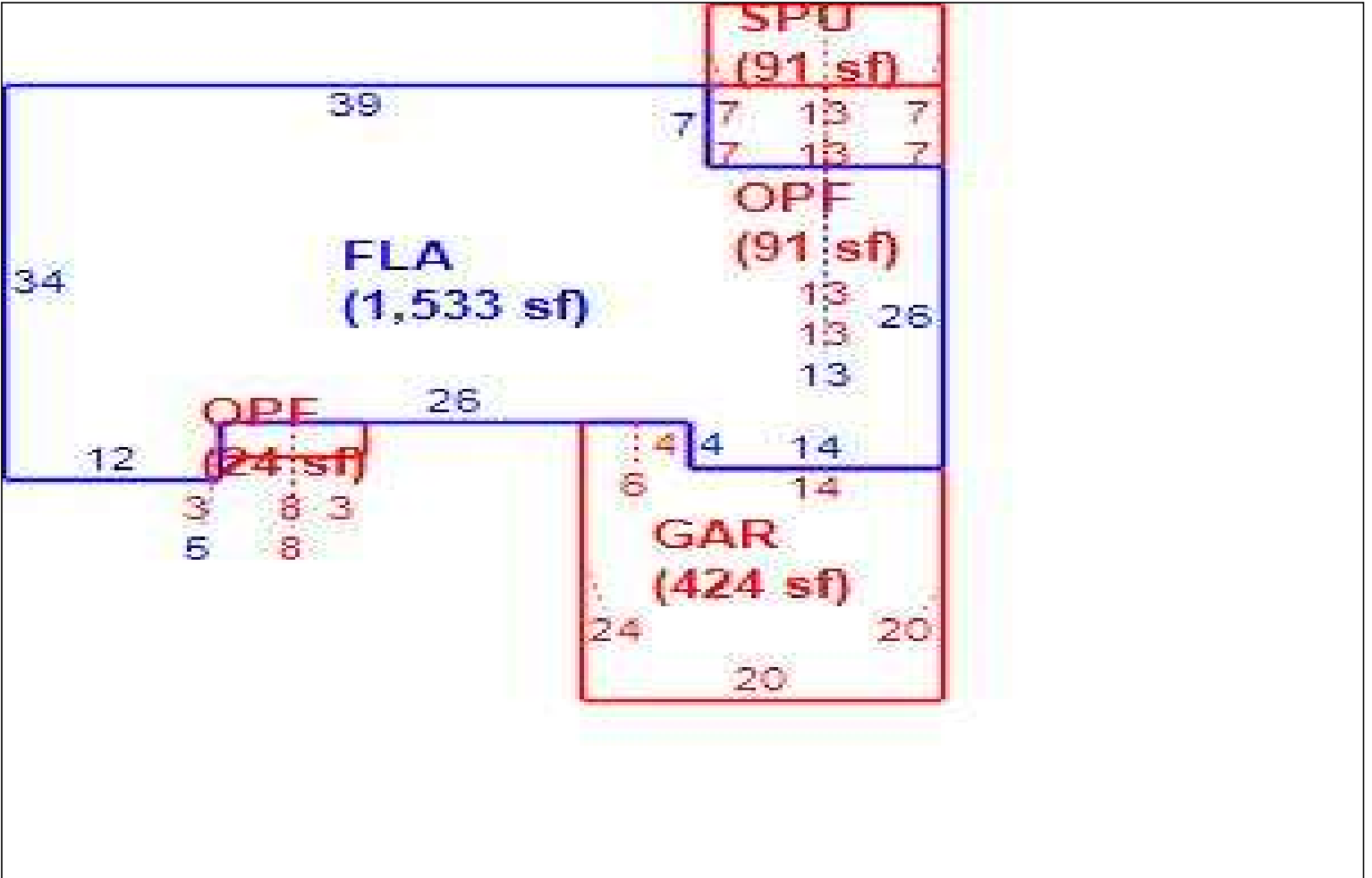
| Current Owner                  |    |       |
|--------------------------------|----|-------|
| HERNANDEZ CARLOS J & DIAMOND E |    |       |
| 1010 ARBOR HILL CIR            |    |       |
| MINNEOLA                       | FL | 34715 |

| 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 | Imp Type            | R1      | Bedrooms   | 3  |
| FLA                | FINISHED LIVING AREA | 1,533      | 1,533     | 1533               | 1997       | 1533           | No Stories          | 1.00    | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 424       | 0                  |            | 134.16         | Quality Grade       | 700     | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 115       | 0                  |            | 254,723        | Wall Type           | 03      | Heat Type  | 6  |
| SPU                | SCREEN PORCH UNFIN   | 0          | 91        | 0                  |            | EX             | Foundation          | 3       | Fireplaces | 0  |
| TOTALS             |                      | 1,533      | 2,163     | 1,533              |            | 97.00          | Roof Cover          | 3       | Type AC    | 03 |
|                    |                      |            |           |                    |            | 0              | Building RCNLD      | 247,081 |            |    |



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

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

2024-0311 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 |
|-----------|-----------|------------|------------|--------|------|-------------|-------------|---------|
| 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  |         |

**Sales Information**

| Instrument No | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | <b>Exemptions</b> |             |      |        |  |
|---------------|-----------|-----------|------------|-----|------|---------|------------|-------------------|-------------|------|--------|--|
|               |           |           |            |     |      |         |            | 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   |  |

**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     | 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

2024-0311 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

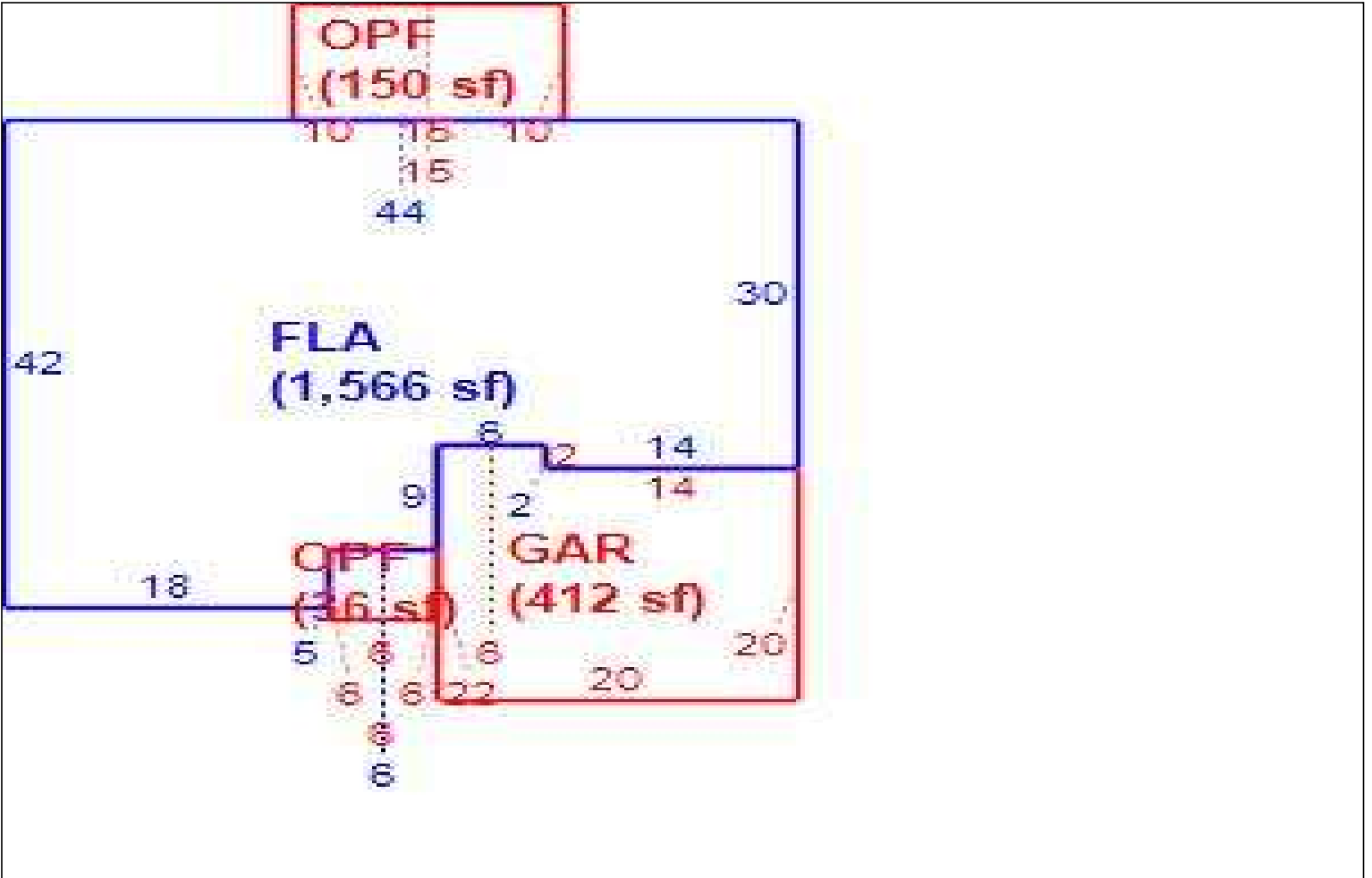
| Current Owner       |    |       |
|---------------------|----|-------|
| LI JINHUANG         |    |       |
| 1040 ARBOR HILL CIR |    |       |
| MINNEOLA            | FL | 34715 |

| Property Location                |               |                 |
|----------------------------------|---------------|-----------------|
| Site Address 1040 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 34 PB 38 PG 63 ORB 6123 PG 1624

| 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 257,817 Deprec Bldg Value 250,082 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     |
| FLA                | FINISHED LIVING AREA | 1,566      | 1,566     | 1566     | 1998               | 1566           | 133.52    | No Stories          | 1.00 | Full Baths 2 |
| GAR                | GARAGE FINISH        | 0          | 412       | 0        | 257,817            | 257,817        | EX        | Quality Grade       | 700  | Half Baths 0 |
| OPF                | OPEN PORCH FINISHE   | 0          | 186       | 0        | 97.00              | 97.00          | 0         | Wall Type           | 03   | Heat Type 6  |
| TOTALS             |                      | 1,566      | 2,164     | 1,566    | 0                  | 0              | 0         | Foundation          | 3    | Fireplaces 0 |
|                    |                      |            |           |          | Building RCNLD     | 250,082        |           | Roof Cover          | 3    | Type AC 03   |

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

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

2024-0311 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

2024-0311 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

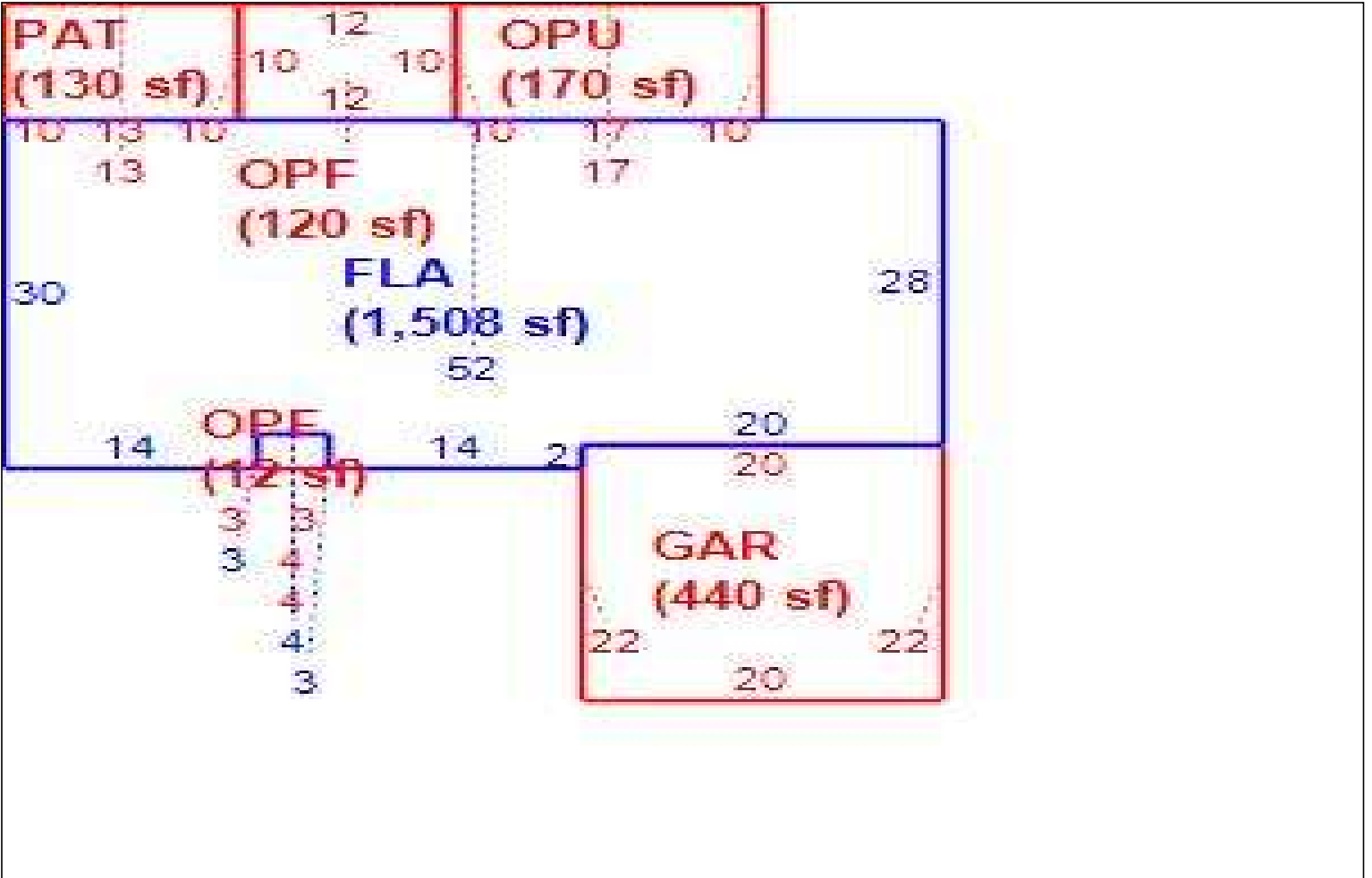
| Current Owner        |    |       |
|----------------------|----|-------|
| AKINS PETER & RITA C |    |       |
| 943 ARBOR HILL CIR   |    |       |
| MINNEOLA             | FL | 34715 |

| 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        | Base Rate          | 134.66         | Quality Grade | 700                 | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 132       | 0        | Building RCN       | 253,564        | Condition     | G                   | Wall Type  | 03 |
| OPU                | OPEN PORCH UNFINIS   | 0          | 170       | 0        | % Good             | 91.00          | Foundation    | 3                   | Fireplaces | 0  |
| PAT                | PATIO UNCOVERED      | 0          | 130       | 0        | Functional Obsol   | 0              | Roof Cover    | 3                   | Type AC    | 03 |
| TOTALS             |                      | 1,508      | 2,380     | 1,508    | Building RCNLD     | 230,743        |               |                     |            |    |

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

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

2024-0311 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       |  |

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