



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AK 3726669

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), COMPLETED BY THE PETITIONER, 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 reason 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.

PART 3. Taxpayer Signature		
<p>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.</p>		
<p><input type="checkbox"/> 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.</p>		
_____ Signature, taxpayer	_____ Print name	_____ Date

PART 4. Employee, Attorney, or Licensed Professional Signature		
<p>Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.</p>		
<p>I am (check any box that applies):</p>		
<p><input type="checkbox"/> An employee of _____ (taxpayer or an affiliated entity).</p>		
<p><input type="checkbox"/> A Florida Bar licensed attorney (Florida Bar number _____).</p>		
<p><input checked="" type="checkbox"/> A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number <u>RD6182</u>).</p>		
<p><input type="checkbox"/> A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).</p>		
<p><input type="checkbox"/> A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).</p>		
<p>I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.</p>		
<p>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.</p>		
<p><i>Robert L. Peyton</i> _____ Signature, representative</p>	<p>Robert Peyton _____ Print name</p>	<p>9/10/2024 _____ Date</p>

PART 5. Unlicensed Representative Signature		
<p>Complete part 5 if you are an authorized representative not listed in part 4 above.</p>		
<p><input type="checkbox"/> I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)</p>		
<p><input type="checkbox"/> 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 <input type="checkbox"/> the taxpayer's authorized signature is in part 3 of this form.</p>		
<p><input type="checkbox"/> I am an uncompensated representative filing this petition AND (check one)</p>		
<p><input type="checkbox"/> the taxpayer's authorization is attached OR <input type="checkbox"/> the taxpayer's authorized signature is in part 3 of this form.</p>		
<p>I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.</p>		
<p>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.</p>		
_____ Signature, representative	_____ Print name	_____ Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0312	Alternate Key: 3726669	Parcel ID: 17-22-26-0805-000-08000
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 922 HATTERAS AVE MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CAN HOMES 4 RENT PROPERTIES SEVE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 385,181	\$ 385,181
2. Assessed or classified use value, *if applicable	\$ 306,180	\$ 306,180
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 306,180	\$ 306,180

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

Last Sale Date 9/4/2015 **Price:** \$163,000 Arm's Length Distressed Book 4696 Page 985

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3726669	3726316	3796787	3789942
Address	922 HATTERAS AVE MINNEOLA	925 ROANOKE DR MINNEOLA	1768 PRESIDIO DR CLERMONT	1404 MUIR CIR CLERMONT
Proximity		0.11 Miles	0.40 Miles	0.46 Miles
Sales Price		\$424,900	\$470,000	\$425,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.80%	1.60%
Adjusted Sale		\$366,264	\$412,660	\$368,050
\$/SF FLA	\$171.34 per SF	\$170.99 per SF	\$195.02 per SF	\$196.40 per SF
Sale Date		9/19/2023	5/16/2023	8/23/2023
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	2,248	2,142	7950	2,116	9900	1,874	28050
Year Built	1997	2000	0	2001	0	2001	0
Constr. Type	Blk/Stucco	Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	3.0	-5000	3.0	-2500	2.0	0
Garage/Carport	Yes	Yes	0	Yes	0	Yes	0
Porches	Yes	No	10000	Yes	0	Yes	0
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	1	-2500	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None	0	None	0	None	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		Net Adj. 2.9%	10450	-Net Adj. 3.1%	-12600	Net Adj. 2.2%	8050
		Gross Adj. 6.9%	25450	Gross Adj. 7.9%	32400	Gross Adj. 13.1%	48050
Adj. Sales Price	Market Value \$385,181	Adj Market Value	\$376,714	Adj Market Value	\$400,060	Adj Market Value	\$376,100
	Value per SF 171.34						

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.

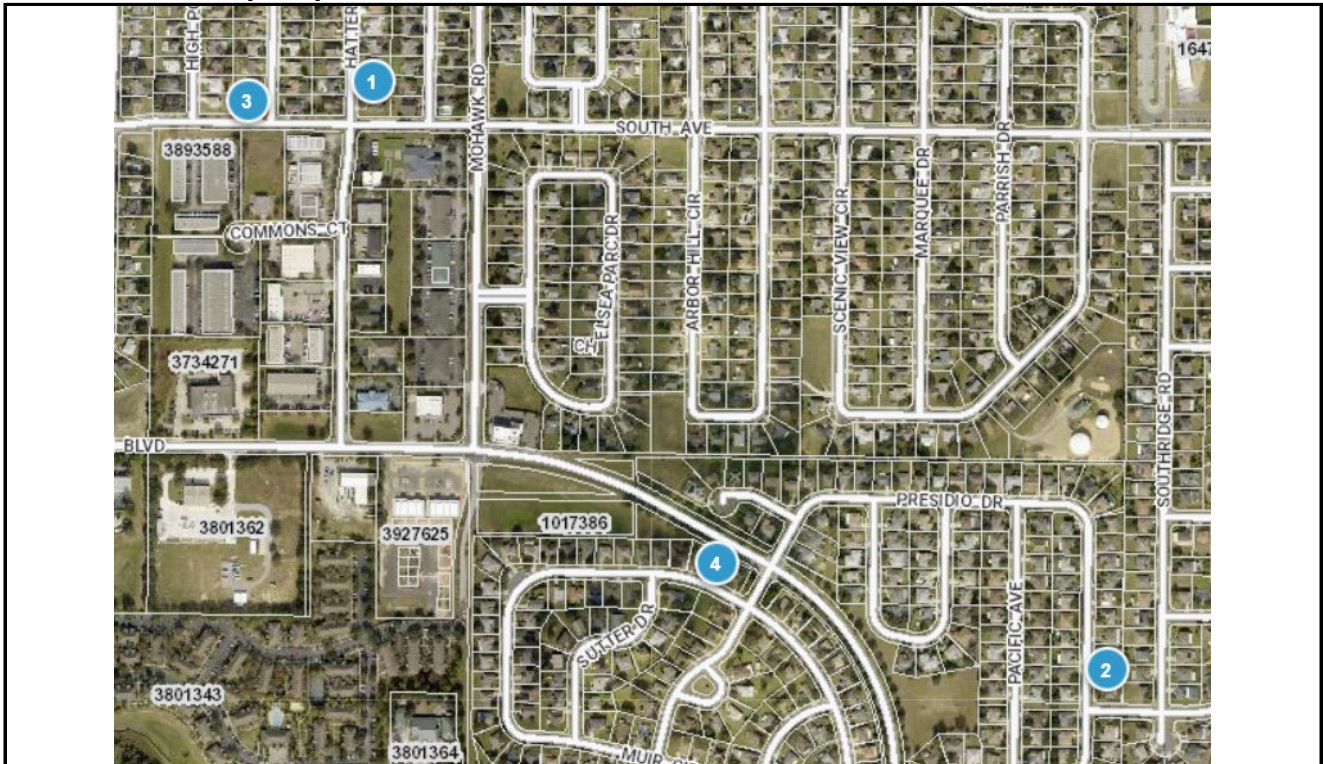
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: 

DATE 

2024-0312 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3726669	922 HATTERAS AVE MINNEOLA	-
2	Comp 2	3796787	1768 PRESIDIO DR CLERMONT	0.4
3	Comp 1	3726316	925 ROANOKE DR MINNEOLA	0.11
4	Comp 3	3789942	1404 MUIR CIR CLERMONT	0.46
5				
6				
7				
8				

Alternate Key 3726669
Parcel ID 17-22-26-0805-000-08000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0312 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

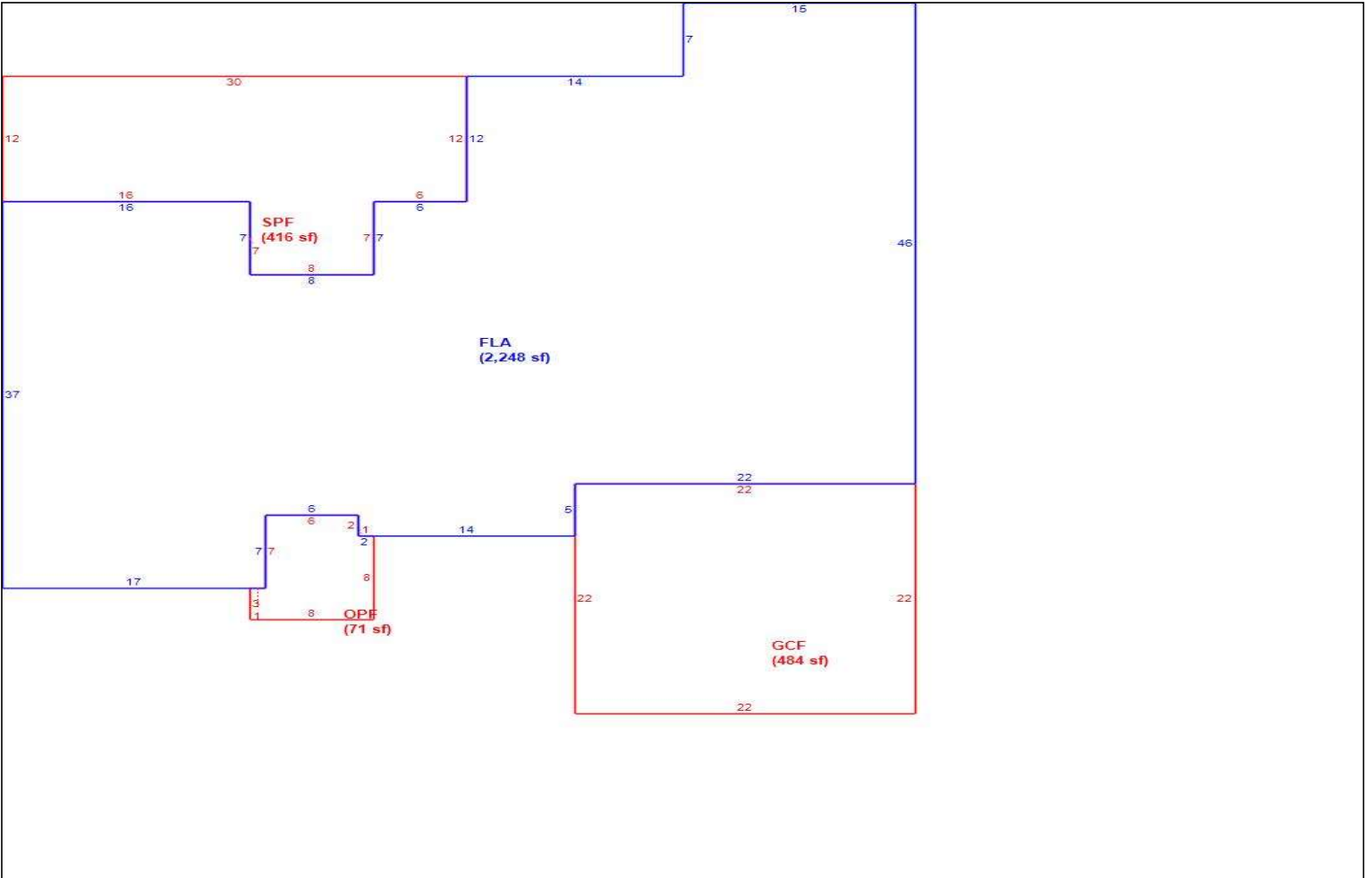
Current Owner
AMERICAN HOMES 4 RENT PROPERTIES S
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 922 HATTERAS AVE
MINNEOLA FL 34715
Mill Group 00MI NBHD 0583
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 80 PB 37 PGS 19-20 ORB 4696 PG 985

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 326,572 Deprec Bldg Value 297,181 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	2,248	2,248	2248	Effective Area	2248	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	Base Rate	120.50	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	71	0	Building RCN	326,572	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	416	0	Condition	G	Foundation	3	Fireplaces	0
					% Good	91.00	Functional Obsol	0		
TOTALS		2,248	3,219	2,248	Building RCNLD	297,181	Roof Cover	3	Type AC	03

Alternate Key 3726669
 Parcel ID 17-22-26-0805-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 Subject
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1998	6120001	01-01-1997	12-01-1997	125,502	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4696	0985	09-04-2015	WD	U	U	I	163,000			
	4624	2293	04-30-2015	CT	U	U	I	100			
	4190	1050	07-10-2012	CT	U	U	I	3,000			
	1512	0093	04-01-1997	WD	Q	Q	I	131,200			
	1479	0963	11-01-1996	WD	Q	Q	V	18,600			
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	297,181	0	385,181	79001	306180	0.00	306180	385181	376,261	

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 3726316
 Parcel ID 17-22-26-0805-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

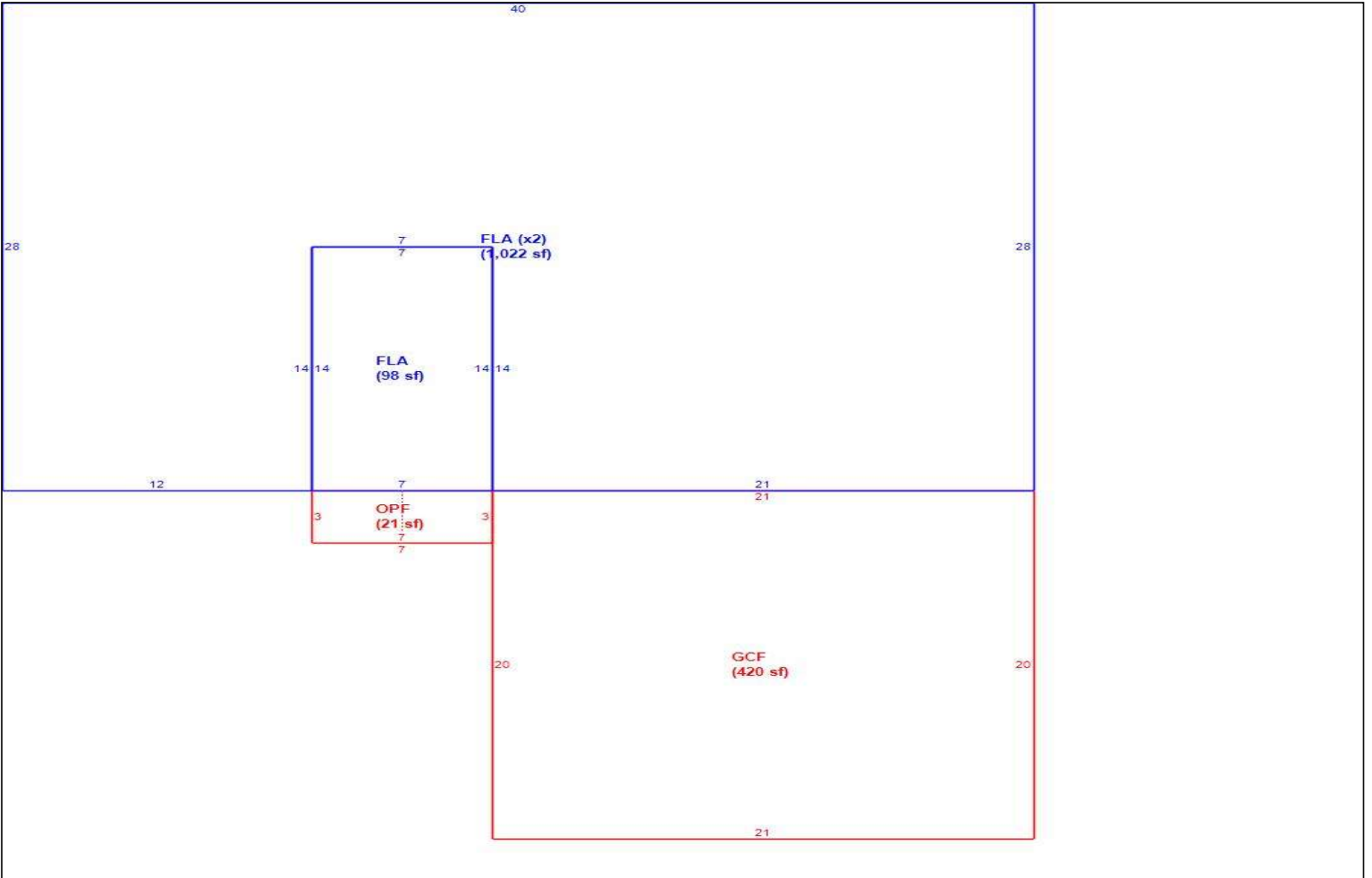
Current Owner			
HOMAN JAIMIE			
925 ROANOKE DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 925 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 58 PB 37 PGS 19-20 ORB 6214 PG 1562

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 290,615
		Deprec Bldg Value	281,897
		Multi Story	1



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	2,142	2,142	2142	Effective Area	2142	No Stories	2.00	Full Baths	3	
GAR	GARAGE FINISH	0	420	0	Base Rate	111.37	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	290,615	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	1
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		2,142	2,583	2,142	Building RCNLD	281,897					

Alternate Key 3726316
 Parcel ID 17-22-26-0805-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 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
RTN2	RETAINING WALL	300.00	SF	2.16	2019	2019	648.00	90.00	583

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	563-19-06	06-25-2019	04-26-2020	9,200	0003	RTN 100LF	04-26-2020		
2006	675-05-12	11-28-2005	06-12-2006	1,886	0000	REMOVE & REPL FRONT DOOR			
2001	1	01-01-2000	03-06-2001	10	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023116383	6214	1562	09-19-2023	WD	Q	01	I	424,900	039	HOMESTEAD	2024	25000
2019021251	5240	1404	02-22-2019	WD	Q	Q	I	251,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018118895	5182	0558	10-05-2018	WD	U	U	I	243,200				
	4052	2463	07-11-2011	WD	U	U	I	140,000				
	4031	1892	04-05-2011	QC	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	281,897	583	370,480	0	370480	50,000.00	320480	345480	361,090	

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Alternate Key 3796787
 Parcel ID 20-22-26-1905-000-08700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 Comp 2
 PRC Run: 12/10/2024 By cjensen
 Card # 1 of 1

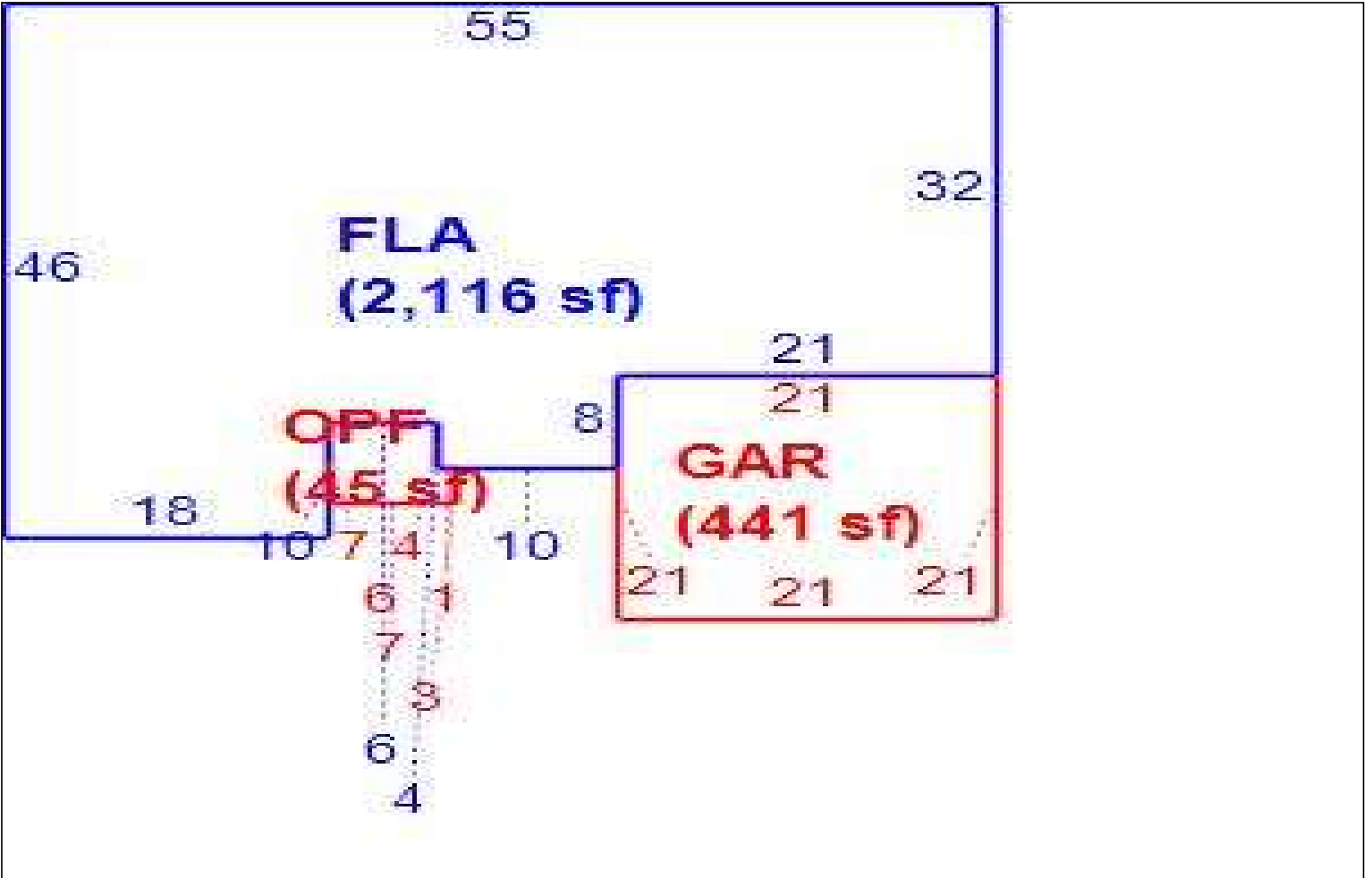
Current Owner		
BLEAKNEY SAGE J & ALYSSA B		
400 ATKINSON LN		
AMBLER	PA	19002-2811

Property Location			
Site Address	1768 PRESIDIO DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SIERRA VISTA PHASE II SUB LOT 87 PB 43 PGS 85-86 ORB 6145 PG 490

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 279,851 Deprec Bldg Value 271,455 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	4
FLA	FINISHED LIVING AREA	2,116	2,116	2116	2001	2116	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	110.31	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	45	0	Building RCN	279,851	Wall Type	03	Heat Type	6
TOTALS		2,116	2,602	2,116	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	271,455				

Alternate Key 3796787
 Parcel ID 20-22-26-1905-000-08700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 Comp 2
 PRC Run: 12/10/2024 By cjensen
 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	378.00	SF	35.00	2003	2003	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	611.00	SF	5.38	2003	2003	3287.00	70.00	2,301
SEN2	SCREEN ENCLOSED STRUCTURE	1790.00	SF	3.50	2003	2003	6265.00	50.00	3,133
PUG2	POOL UPGRADE	1.00	UT	4000.00	2003	2003	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2004	2003101309	10-29-2003	02-19-2004	5,000	0000	24X43 SEN			
2004	2003080183	08-06-2003	02-19-2004	400	0000	RTN			
2004	2003050729	05-19-2003	02-19-2004	20,000	0000	15X30 POOL			
2004	2003040087	04-02-2003	02-19-2004	500	0000	15X27 CONC SLAB			
2002	2001090217	09-14-2001	01-09-2002	114,092	0000	SFR/1768 PRESIDIO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020359476	6145	0490	05-16-2023	WD	Q	01	I	470,000			
2019037786	5260	0555	04-03-2019	WD	Q	Q	I	285,000			
	3146	1556	04-17-2006	WD	Q	Q	I	320,000			
	2124	2411	05-31-2002	WD	Q	Q	I	153,400			
	1867	0590	09-28-2000	WD	U	M	V	1			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	271,455	20,080	379,535	0	379535	0.00	379535	379535	352,985	

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Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

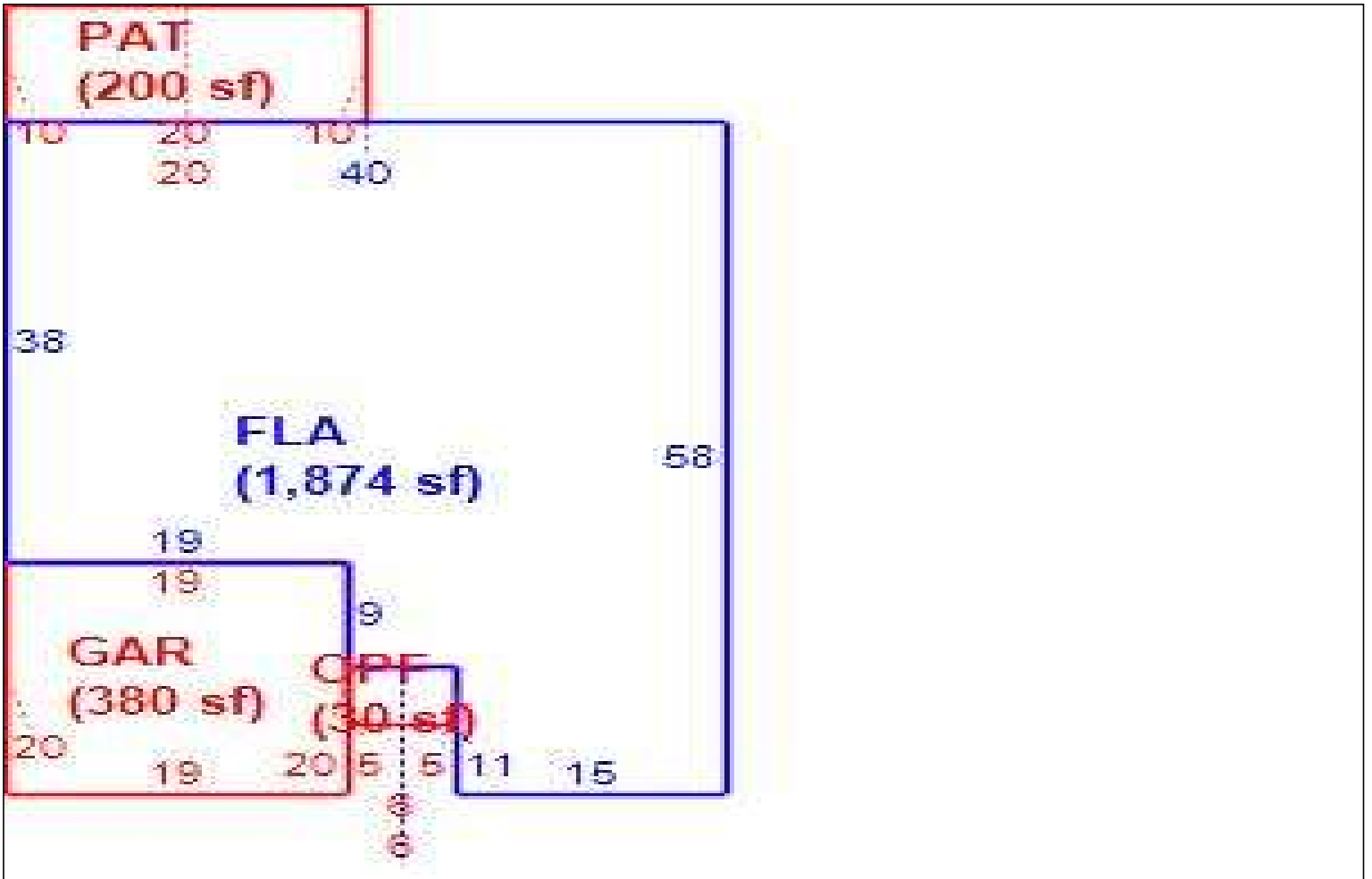
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYVIEW SUB LOT 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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 242,481 Deprec Bldg Value 235,207 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	Effective Area	1874	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	242,481	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	235,207	Roof Cover	3	Type AC	03
TOTALS		1,874	2,484	1,874						

Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0312 Comp 3
 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
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	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	307,470	

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