

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes AL 359/739

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.

	com		<b>GLER</b>	KOFTHE WAY	LUIZ ADJUSTIM	ENT BOARD	(MAB)
Petition# 20	24-	-0313	C	County Lake	1	Гах year <b>2024</b>	Date received 9.12.24
			COM	PLEMED BY TO	HEPENTIONE:	};/*;	
PART 1. Taxpaye							
Taxpayer name: An	nerican Hom	es 4 Rent, LLC;	AMH 201	15-1 BORROWER		Ryan, LLC c	o Robert Peyton
Mailing address for notices		_C orth Scottsda ale, AZ 85254	le Rd, S	Ste 650	Parcel ID and physical address or TPP account #	17-22-26-1 816 Elm Fo	210-000-061 <i>0</i> の prest Drive
Phone <b>954-740-6</b> 2	240				Email	Residential	Appeals@ryan.com
The standard way t	to receive	information is	by US	mail. If possible	e, I prefer to recei	ve information	n by 🗹 email 🗌 fax.
I am filing this produced the documents the				ine. I have attac	hed a statement	of the reason	s I filed late and any
your evidence to	o the value VAB or spe	adjustment be ecial magistra	oard cle te ruling	erk. Florida law a g will occur unde	llows the property or the same statute	appraiser to c ory guidelines	nust submit duplicate copies of ross examine or object to your as if you were present.)  Historic, commercial or nonprofit
				r classified use	Vacant lots and	_	Business machinery, equipment
PART 2. Reason					one, file a separ		1 Dubin Coornel of the Coornel of th
<ul><li>✓ Real property v</li><li>☐ Denial of classi</li><li>☐ Parent/grandpa</li><li>☐Property was no</li></ul>	ralue (cheo fication arent reduc t substant al property by s.193.0	tion fally complete value (You in the complete)	rease [ e on Ja must h	increase  nuary 1 ave timely filed a	Denial of exe	emption Selection selection of execte-stamped conversent (s. 193 control (s. 193	t or enter type:  mption or classification opy of application.) 3.1555(5), F.S.) or change of .155(3), 193.1554(5), or
determination  Enter the time by the reques group.  My witnesses	that they e (in minute ted time. F	are substant es) you think y or single joint ot be available	ially sir ou nee petition e to att	milar. (s. 194.01 ed to present you ns for multiple un end on specific	its, parcels, or acc dates. I have atta	g), F.S.) ings take 15 n counts, provide ched a list of	ninutes. The VAB is not bound the time needed for the entire dates.
evidence directly to appraiser's eviden	o the propo ce. At the	erty appraiser hearing, you	r at lea: have th	st 15 days befor ne right to have	e the hearing and witnesses sworn.	d make a writt	you must submit your en request for the property
of your property re	cord card ed. When	containing inf the property a	formation apprais	on relevant to th	e computation of	your current	he property appraiser a copy assessment, with confidential end the property record card

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.

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 one sensentation 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):  A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature		
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	without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acces	ation for representation to this form.	,
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	Under penalties of perjury, I declare that I am the owner of t		
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.    am (check any box that applies):   An employee of	Signature, taxpayer	Print name	Date
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.    am (check any box that applies):   An employee of	PART 4. Employee, Attorney, or Licensed Professional S	ignature	
A Florida Bar licensed attorney (Florida Bar number		ity's employee or you are one of the fo	llowing licensed
A Florida Bar licensed attorney (Florida Bar number		(toyngyar ar an offiliated	antitud
■ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number	_		enuty).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number			RD6182
□ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number □ lunderstand 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 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 Peyton 9/10/2024 Signature, 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 abov 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 propert 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 the facts stated in it are true.			
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Print name  Print name  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 propert 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 becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and t facts stated in it are true.	am the owner's authorized representative for purposes of fil	ling this petition and of becoming an ag	ent for service of process
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becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and t facts stated in it are true.	• •	required for access to confidential info	rmation from the property
	becoming an agent for service of process under s. 194.011		
Signature, representative Print name Date	Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	<b>!</b>	2024-0313		Alternate K	ey: <b>3591739</b>	Parcel	ID: <b>17-22-26-12</b>	10-000-06100
Petitioner Name	Robert	Peyton, Rya	ın LLC				Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Rec	-	payer's agent	Property		FOREST DR		
Other, Explain:				Address	MIN	INEOLA		
Owner Name	. AM⊔ 204 <i>E</i>	5-1 BORROV	WEDILC	Value from	Value befor	ma Daard Aatia		
Owner Name	AIVITI ZUTS	5-1 BURRUI	VER LLC	TRIM Notice		Value before Board Actio Value presented by Prop App		Board Action
4								
1. Just Value, red		*:6!		\$ 336,8		336,81		
2. Assessed or cl			cable	\$ 280,6	10 \$	280,6	10	
3. Exempt value,		<u>1e</u>		\$	<u>-</u> 10 \$	280,6		
4. Taxable Value,	-			\$ 280,6	10			
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	s may differ.		
Last Sale Date		Pric	ce:		Arm's Length	Distressed	Book	Page
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3
AK#	35917		3590		3797		3726	
Address	816 ELM FOR	REST DR	813 FORES	TWOOD DR	1518 SUNE	OWN LN	876 HIGH PO	DINTE CIR
Address	MINNEC	DLA	MINNE	EOLA	CLERN	//ONT	MINNE	OLA
Proximity			0.05 l	Viles	0.93 N	∕liles	0.41 N	1iles
Sales Price			\$375,		\$420,		\$430,	000
Cost of Sale			-15		-15		-15	
Time Adjust			1.20		3.60		3.20	
Adjusted Sale			\$323,		\$372,		\$379,	
\$/SF FLA	<b>LA</b> \$191.05 per SF		\$175.39		\$201.80	•	\$218.22	·
Sale Date			9/11/2	2023	3/7/2	023	4/7/2	023
Terms of Sale			✓ Arm's Length Distressed		✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,763		1,843	-6800	1,844	-6885	1,738	2125
Year Built	1995		1995		2001		1996	
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	Υ	-20000	Υ	-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. 2.1%	-6800	-Net Adj. 7.2%	-26885	-Net Adj. 4.7%	-17875
			Gross Adj. 2.1%	6800	Gross Adj. 7.2%	26885	Gross Adj. 5.8%	22125
	Market Value	\$336,818	Adj Market Value	\$316,450	Adj Market Value	\$345,235	Adj Market Value	\$361,385
Adj. Sales Price	Value per SF	191.05				·		·

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.

- Describe Subject
   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

2024-0313 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3591739	816 ELM FOREST DR MINNEOLA	-
2	Comp 3	3726723	876 HIGH POINTE CIR MINNEOLA	0.41
3	Comp 2	3797467	1518 SUNDOWN LN CLERMONT	0.93
4	Comp 1	3590821	813 FORESTWOOD DR MINNEOLA	0.05
5				
6				
7				
8				

# Alternate Key 3591739

Parcel ID 17-22-26-1210-000-06100

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

AGOURA HILLS CA 91301 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0313 Subject 12/10/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 816 ELM FOREST DR

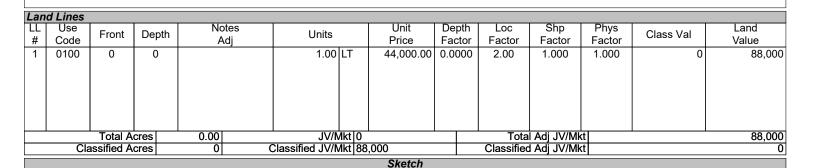
MINNEOLA FL 34715 **NBHD** 00MI 0583

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 61 PB 35 PG 10 ORB 4599 PG 2382



Bldg 1 1 Replacement Cost 269,651 Deprec Bldg Value 248,079 Multi Story 0 Sec of 1 SPU (250 sf) OPF (163 sf) FLA (1,763 sf) GCF (440 sf) OPF

	Building S	Sub Areas			Building Valuation	)	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1995	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,763	1,763	1763	Effective Area	1763				
GAR	GARAGE FINISH	0	440	0		124.29	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	232	0	Building RCN	269,651	Quality Grade	690	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	250	0	•	•		000	2	١
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	92.00	l			
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,763	2,685	1,763	Building RCNLD	248,079	Roof Cover	3	Type AC	03

Alternate Key 3591739 Parcel ID 17-22-26-1210-000-06100

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

PRC Run: 2024-0313 Subject 12/10/2024 By

	Non roun 2024 Otatao. A													
				scellaneous F										
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
SEN2	SCREEN ENCLOSED STRUCTURE	528.00	SF	3.50	1995	1995	1848.00	40.00	739					
	1			D.::!-!: D.::										

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
1996	9503257	06-01-1995	12-01-1995	68,755	0000	3BR SFR,816 ELM FOREST DR		

			Sales Inform	Exemptions										
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	М	1	100						
	4531   0757   09-11-2014   WD   U   U   I   159,000													
	4447	1402	07-30-2013	CT	U	U	- 1	0						
	2206	1919	10-31-2002	WD	Q	Q	1	127,000						
	1386	2069	08-01-1995	WD	Q	Q	I	114,100						
	Total													
	<u> </u>	l .		l		Val	ue Summ	051			l .			

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	248 079	739	336 818	56208	280610	0.00	280610	336818	326 553

<sup>\*\*\*</sup>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 3590821 Parcel ID 17-22-26-1205-000-04400

34715

Current Owner TIWARI CHANDI 813 FORESTWOOD DR

FL

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

2024-0313 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 2

**Property Location** 

Site Address 813 FORESTWOOD DR

MINNEOLA 00MI

FL 34715 **NBHD** 0583

Mill Group Property Use

00100

Last Inspection SINGLE FAMILY TDS 04-22-202

Legal Description

MINNEOLA

MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 44 PB 35 PGS 8-9 ORB 6210 PG 1617

Lan	Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
#	Code		-	Auj			FIICE	racioi	Factor	Factor	Factor		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								l Adj JV/Mk			88,000			
Classified Acres 0 Classified JV/Mkt 88,0									Classified	d Adj JV/Mk	t		0	

Sketch Bldg 1 1 of 2 Replacement Cost 273,676 Deprec Bldg Value 251,782 Multi Story 0 Sec CAN Sect(2) (156 sf) FLA (288 sf) 12 12 FLA (1,555 sf) GCF (440 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1995	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,843	1,843	1843	Effective Area	1843				
GAR	GARAGE FINISH	0	440	0		124.05	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	27	0	Building RCN	273,676	Quality Grade	690	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	92.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,843	2,310	1,843	Building RCNLD	251,782	Roof Cover	3	Type AC	03

Alternate Key 3590821 Parcel ID 17-22-26-1205-000-04400

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0313 Comp 1 PRC Run: 12/10/2024 By

	Non roal 2024 Otatus. A													
		*On		scellaneous F t 10 records a		below								
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
UBU3	UTILITY BLDG UNFINISHED	160.00	SF	7.50	2009	2009	1200.00	40.00	480					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2022 2014 2006 1996 1995	SALE 392-13-10 546-05-09 9403176 9403176	01-01-2021 10-24-2013 08-31-2005 03-01-1995 07-01-1994	04-22-2022 04-03-2014 06-12-2006 12-01-1995 12-01-1994	1 6,400 1,700 54,512 54,512	0099 0002 0000 0000	CHECK VALUE REROOF SHINGLE SHED 8X12 SFR SFR	04-03-2014	GO Baile

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023112916 2021137353 2021067468 2018045194	6210 5808 5710 5097 1481	1617 1552 0126 0829 0214	09-11-2023 09-29-2021 04-30-2021 04-12-2018 11-01-1996	WD WD WD QC WD	QQUUQ	01 01 37 U Q	 	375,000 307,000 316,500 75,900 86,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	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	256 678	480	345 158	0	345158	50 000 00	295158	320158	335 070

<sup>\*\*\*</sup>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 3797467

Parcel ID 20-22-26-2005-000-09900

Current Owner

MOORE CRISTIAN & LEONOR

1518 SUNDOWN LN

CLERMONT  $\mathsf{FL}$ 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0313 Comp 2 12/10/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 1518 SUNDOWN LN

CLERMONT FL 34711 **NBHD** 000C 0583

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

#### Legal Description

CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 99 PB 44 PGS 54-55 ORB 6106 PG 86

Lan	d 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			1.000	1.000	0	88,000
		Total A	cres	0.00	JV/Mkt	0		 Tota	   Adj JV/MI	l ct l		88,000
	Classified Acres 0 Classified JV/Mkt							d Adj JV/MI			0	

Sketch

Bldg 1 1 of 1 248,905 Deprec Bldg Value 241,438 Multi Story 0 Sec Replacement Cost OPF (112 sf) FLA (1,844 sf) GCF (440 sf) OPF (42 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,844	1,844	1844	Effective Area	1844				
_	GARAGE FINISH	0	440	0	Base Rate	112.04	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	154	0	Building RCN	248,905	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVall Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,844	2,438	1,844	Building RCNLD	241,438	Roof Cover	3	Type AC	03

# LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0313 Comp 2 12/10/2024 By

	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	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639					
PLD3	POOL/COOL DECK	456.00	SF	7.33	2006	2006	3342.00	70.00	2,339					
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2006	2006	7525.00	57.50	4,327					
PUG1	POOL UPGRADE	1.00	UT	2000.00	2006	2006	2000.00	85.00	1,700					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2014 2007 2007 2006 2006 2002 2002	SALECVD 2005111316 2006031510 2005111316 SALE 2001070390 0130968	01-01-2013 05-18-2006 04-05-2006 12-01-2005 01-01-2005 07-13-2001 04-03-2001	03-13-2014 03-26-2007 03-26-2007 05-18-2006 05-18-2006 08-01-2001	1 30,000 6,431 30,000 1 400 106,260	0098 0000 0000 0000 0000 0000	ABOVE AVG N SHORT SALE POL FOR 07 SEN POL 27X39 W/DECK CHECK VALUES 7X16 SCRN PORCH W/ROOF SFR/1518 SUNDOWN LN	03-13-2014 03-26-2007 03-26-2007	

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818 20211114846	6106 5776 3733 2992 1992	0086 1941 0400 1329 2415	03-07-2023 07-28-2021 02-10-2009 10-14-2005 07-30-2001	WD WD WD WD	00000	01 01 U Q Q	 	420,000 351,000 159,900 305,000 149,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total Value Summary											50,000.00	

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	241 438	18 005	347 443	0	347443	50 000 00	297443	322443	321 918

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# Alternate Key 3726723

Parcel ID 17-22-26-0805-000-08600

Current Owner BEAUCHAMP DARREN S & AMY C 876 HIGH POINTE CIR MINNEOLA FL 34715

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

2024-0313 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 876 HIGH POINTE CIR FL 34715

MINNEOLA 00MI **NBHD** 

Mill Group 0583 Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 86 PB 37 PGS 19-20 ORB 6122 PG 736

Lan	d 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	T 44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Total A	cres	0.00	JV/Mkt	t 0		Tota	Adj JV/MI	ct		88,000
	Classified Acres 0 Classified JV/Mkt				t 88,000		Classified	d Adj JV/MI	ct		0	

Sketch

Bldg 1 1 of 1 Replacement Cost 266,764 Deprec Bldg Value 242,755 Multi Story 0 Sec OPF (322 sf) FLA (1,738 sf) GCF (460 sf) OPF (78 sf)

	Building S	Sub Areas			Building Valuation Construction Detail				n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,738	· · ·	1738	Effective Area	1738	N - Otania	1.00	Full Dath	
_	GARAGE FINISH	0	460	0	Base Rate	124.37	No Stories		Full Baths	2
OPF	OPEN PORCH FINISHE	0	400	0	Building RCN	266,764	Quality Grade	690	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	l Train Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
TOTALS 1,738 2,598 1,738		Building RCNLD	242,755	Roof Cover	3	Type AC	03			

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

2024-0313 Comp PRC Run: 12/10/2024 E

Miscellaneous Features												
*Only the first 10 records are reflected below												
Code												
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	1996	1996	8400.00	85.00	7,140			
PLD2	POOL/COOL DECK	277.00	SF	5.38	1996	1996	1490.00	70.00	1,043			
SEN2	SCREEN ENCLOSED STRUCTURE	1088.00	SF	3.50	1996	1996	3808.00	40.00	1,523			

Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date				
2012 2000	MISC 1 6030314	01-01-2011 01-01-1999 03-01-1996	07-21-2011 02-23-2000 12-01-1996	7,000	0008 0000	PLH CHECK VALUES POOL 876 HIGH POINT	07-21-2011	CO Date				

			Sales Informa	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023040855	6122	0736	04-07-2023	WD	Q	01	1	430,000	039	HOMESTEAD	2024		
2020106462	5550	0014	09-11-2020	WD	Q	01	- 1	269,900	059	ADDITIONAL HOMESTEAD	2024	25000	
2020106461	5550	0013	09-08-2020	QC	U	11	1	100					
	1740	2230	08-03-1999	WD	Q	Q	1	138,900					
	1433	0596	04-01-1996	WD	Q	Q	- 1	130,200					
									Tatal 50 C				
Total 50,000.00												50,000.00	
						Val	un Summ	arv					

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	242.755	9.706	340.461	0	340461	50.000.00	290461	315461	330.060

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