



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AK 3591739

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0313	Alternate Key: 3591739	Parcel ID: 17-22-26-1210-000-06100
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 816 ELM FOREST 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	\$ 336,818	\$ 336,818
2. Assessed or classified use value, *if applicable	\$ 280,610	\$ 280,610
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 280,610	\$ 280,610

*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#	3591739	3590821	3797467	3726723
Address	816 ELM FOREST DR MINNEOLA	813 FORESTWOOD DR MINNEOLA	1518 SUNDOWN LN CLERMONT	876 HIGH POINTE CIR MINNEOLA
Proximity		0.05 Miles	0.93 Miles	0.41 Miles
Sales Price		\$375,000	\$420,000	\$430,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	3.60%	3.20%
Adjusted Sale		\$323,250	\$372,120	\$379,260
\$/SF FLA	\$191.05 per SF	\$175.39 per SF	\$201.80 per SF	\$218.22 per SF
Sale Date		9/11/2023	3/7/2023	4/7/2023
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	1,763	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	Y	-20000	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. 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
Adj. Sales Price	Market Value \$336,818	Adj Market Value	\$316,450	Adj Market Value	\$345,235	Adj Market Value	\$361,385
	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.

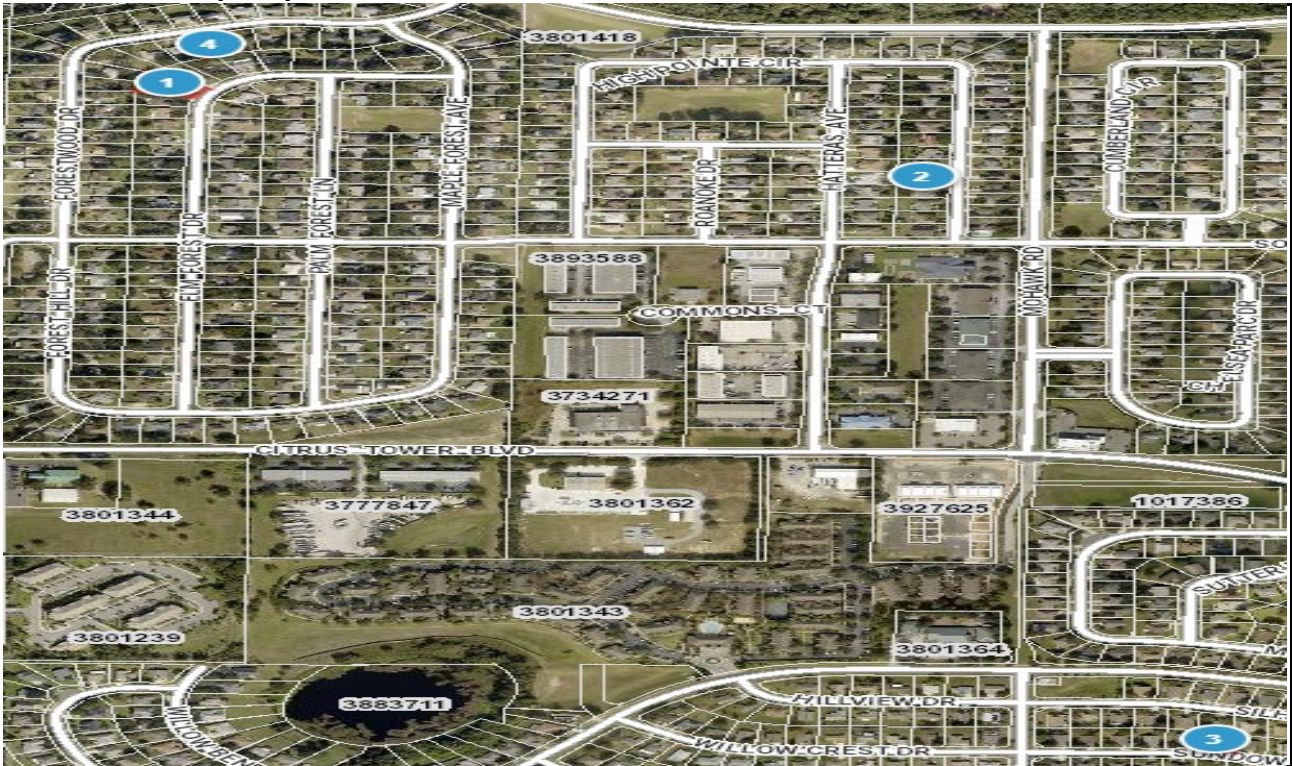
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0313 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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0313 Subject
PRC Run: 12/10/2024 By
Card # 1 of 1

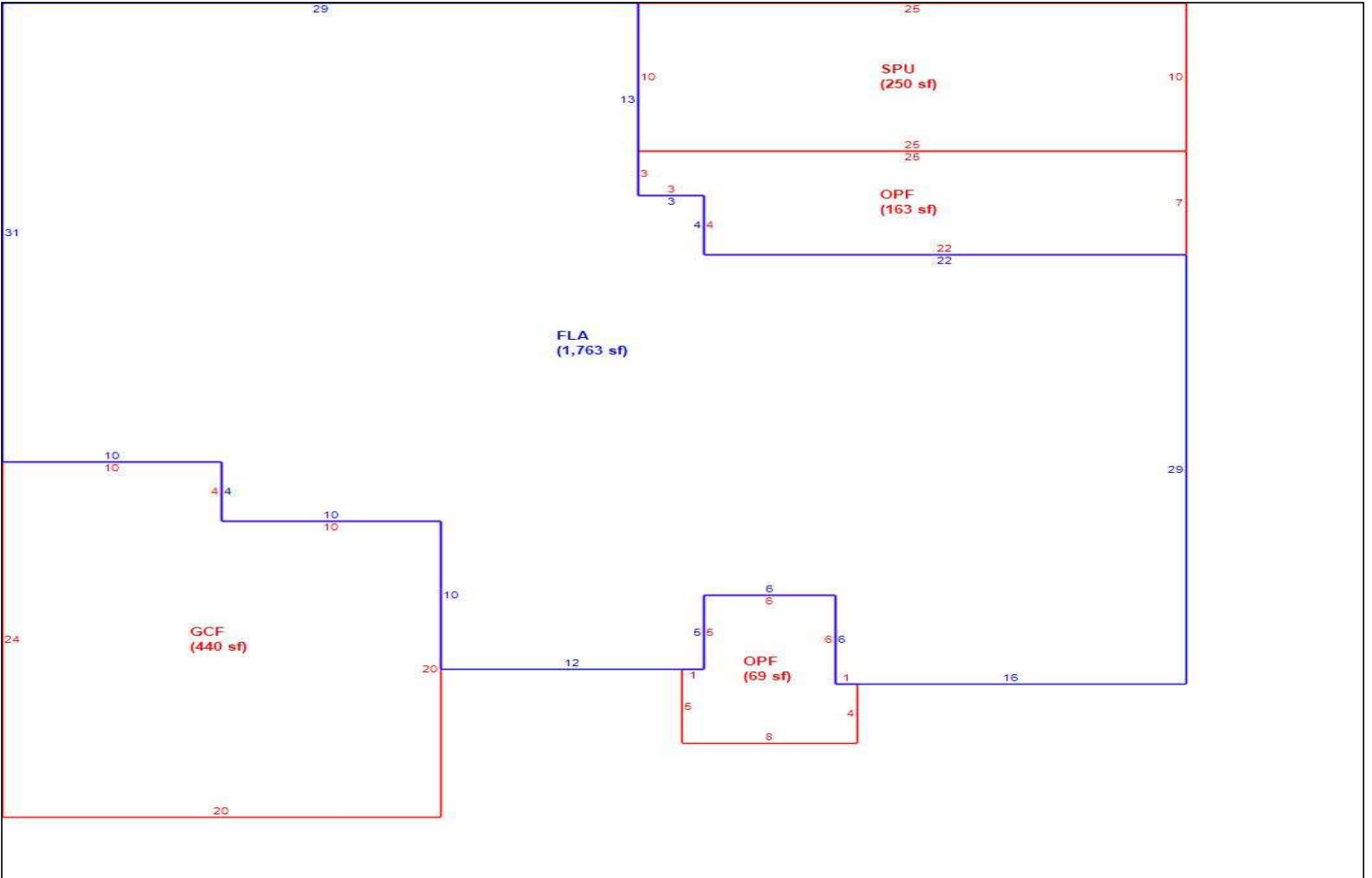
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location		
Site Address 816 ELM FOREST DR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
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

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 269,651	Deprec Bldg Value 248,079	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	1,763	1,763	1763	1995	1763	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		124.29	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	232	0		269,651	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	250	0		0	Foundation	3	Fireplaces	0
TOTALS		1,763	2,685	1,763		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

2024-0313 Subject By
 PRC Run: 12/10/2024
 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
SEN2	SCREEN ENCLOSED STRUCTURE	528.00	SF	3.50	1995	1995	1848.00	40.00	739

Building Permits									
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 Information								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	M	I	100			
	4531	0757	09-11-2014	WD	U	U	I	159,000			
	4447	1402	07-30-2013	CT	U	U	I	0			
	2206	1919	10-31-2002	WD	Q	Q	I	127,000			
	1386	2069	08-01-1995	WD	Q	Q	I	114,100			
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	248,079	739	336,818	56208	280610	0.00	280610	336818	326,553	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0313 Comp 1
PRC Run: 12/10/2024 By
Card # 1 of 2

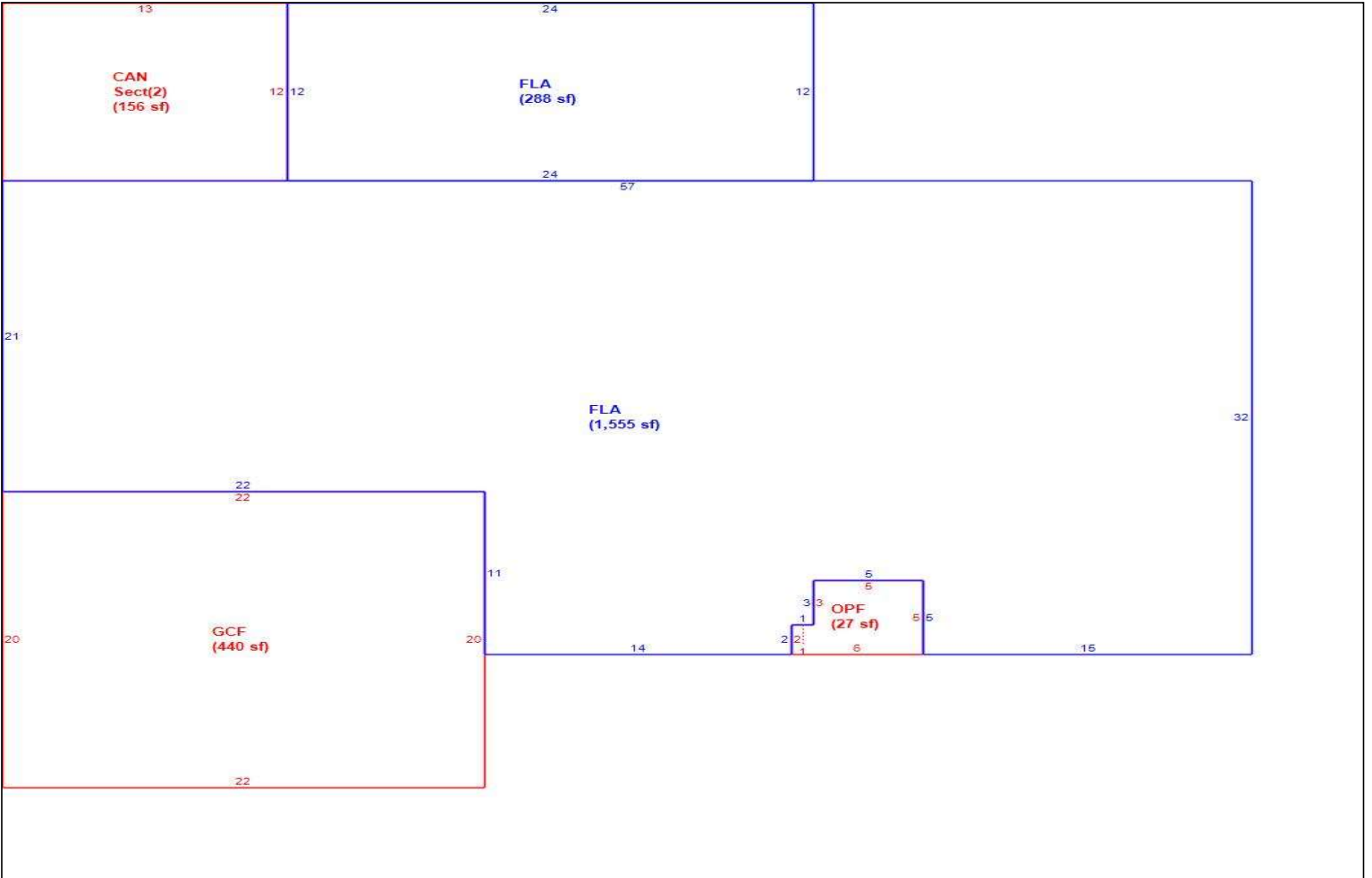
Current Owner			
TIWARI CHANDI			
813 FORESTWOOD DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 813 FORESTWOOD DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	04-22-202

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

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 2	Replacement Cost 273,676	Deprec Bldg Value 251,782	Multi Story 0



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

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
 Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected 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

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

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112916	6210	1617	09-11-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2021137353	5808	1552	09-29-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021067468	5710	0126	04-30-2021	WD	U	37	I	316,500				
2018045194	5097	0829	04-12-2018	QC	U	U	I	75,900				
	1481	0214	11-01-1996	WD	Q	Q	I	86,000				
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	256,678	480	345,158	0	345158	50,000.00	295158	320158	335,070	

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Alternate Key 3797467
Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

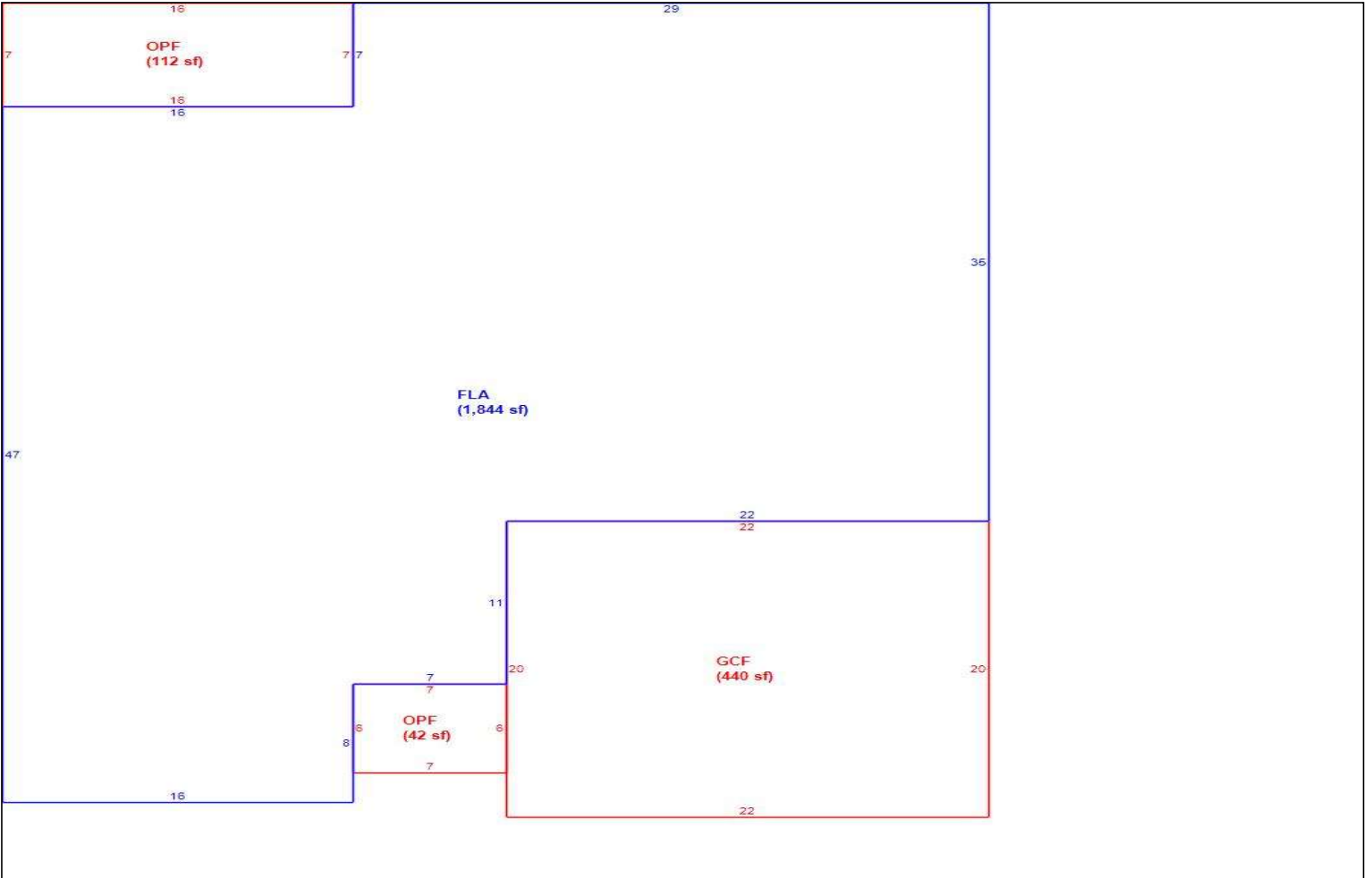
Current Owner		
MOORE CRISTIAN & LEONOR		
1518 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address 1518 SUNDOWN LN			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
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

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	248,905	Deprec Bldg Value	241,438	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	3	
FLA	FINISHED LIVING AREA	1,844	1,844	1844	Effective Area	1844	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	112.04	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	154	0	Building RCN	248,905	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,844	2,438	1,844	Building RCNLD	241,438					

Alternate Key 3797467
 Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0313 Comp 2
 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	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

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

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818	6106	0086	03-07-2023	WD	Q	01	420,000	039	HOMESTEAD	2024	25000
2021114846	5776	1941	07-28-2021	WD	Q	01	351,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3733	0400	02-10-2009	WD	U	U	159,900				
	2992	1329	10-14-2005	WD	Q	Q	305,000				
	1992	2415	07-30-2001	WD	Q	Q	149,000				
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	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

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

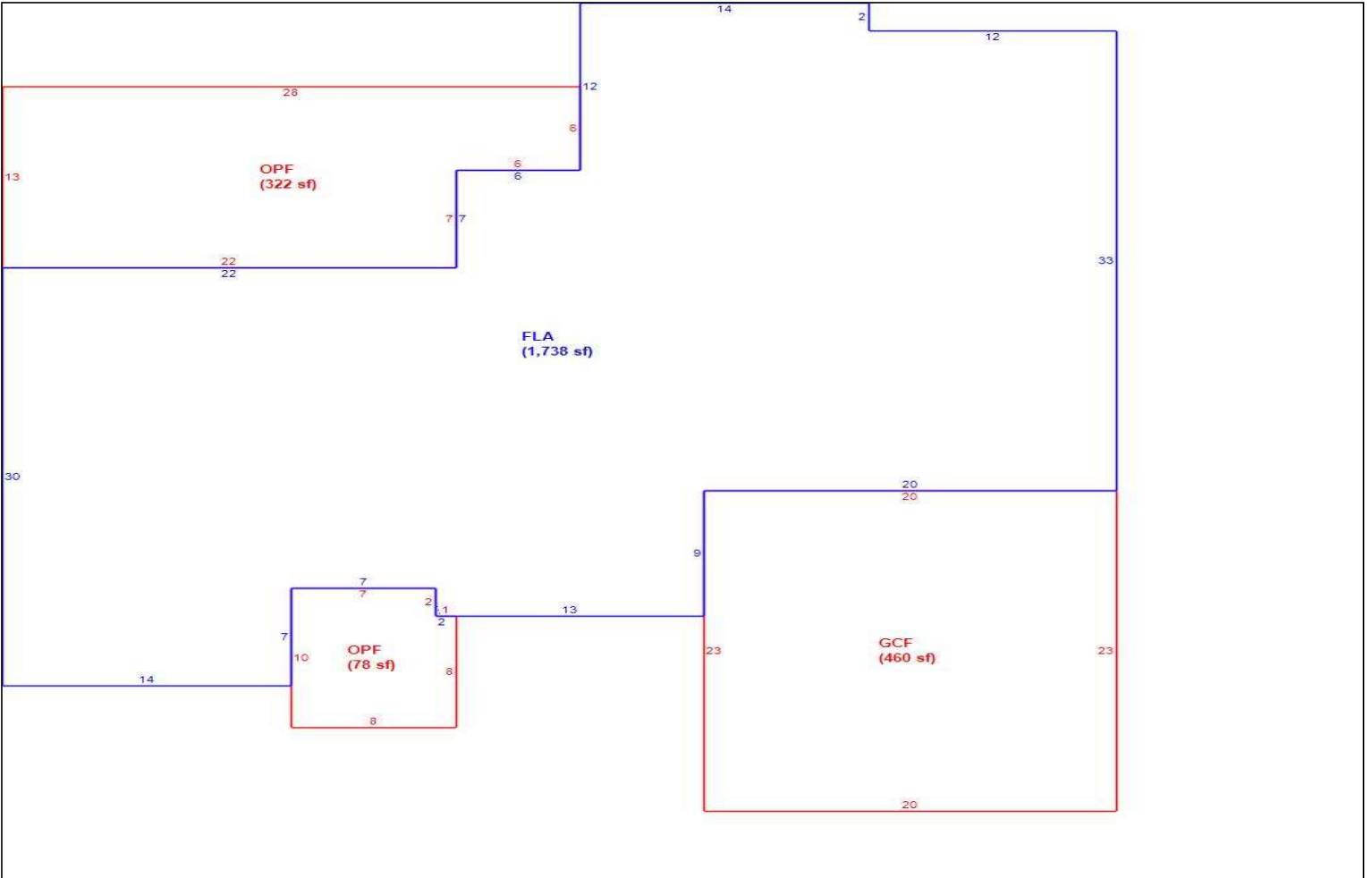
Current Owner		
BEAUCHAMP DARREN S & AMY C		
876 HIGH POINTE CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 876 HIGH POINTE CIR		
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 86 PB 37 PGS 19-20 ORB 6122 PG 736

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 266,764
		Deprec Bldg Value 242,755	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	1,738	1,738	1738	Effective Area	1738	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	124.37	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	400	0	Building RCN	266,764	Wall Type	03	Heat Type	6
					Condition	G	Foundation	3	Fireplaces	0
					% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,738	2,598	1,738	Building RCNLD	242,755				

Alternate Key 3726723
 Parcel ID 17-22-26-0805-000-08600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0313 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	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	MISC	01-01-2011	07-21-2011	1	0008	PLH	07-21-2011		
2000	1	01-01-1999	02-23-2000	1	0000	CHECK VALUES			
1997	6030314	03-01-1996	12-01-1996	7,000	0000	POOL 876 HIGH POINT			

Sales Information								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	I	430,000	039	HOMESTEAD	2024	25000
2020106462	5550	0014	09-11-2020	WD	Q	01	I	269,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020106461	5550	0013	09-08-2020	QC	U	11	I	100				
	1740	2230	08-03-1999	WD	Q	Q	I	138,900				
	1433	0596	04-01-1996	WD	Q	Q	I	130,200				
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	242,755	9,706	340,461	0	340461	50,000.00	290461	315461	330,060

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