



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **AK 3605616**

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0314	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AH4RP Seven, LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	17-22-26-121500013500 821 Park Trail Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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.

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):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand 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 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.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
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 property 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 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.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0314	Alternate Key: 3605616	Parcel ID: 17-22-26-1215-000-13500
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 821 PARK TRAIL DR 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	\$ 275,634	\$ 275,634
2. Assessed or classified use value, *if applicable	\$ 223,440	\$ 223,440
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 223,440	\$ 223,440

*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#	3605616	1662346	2869356	3607961
Address	821 PARK TRAIL DR MINNEOLA	203 E OSCEOLA ST MINNEOLA	107 W OSCEOLA CT MINNEOLA	207 E WASHINGTON ST MINNEOLA
Proximity		0.57 Miles	0.48 Miles	0.45 Miles
Sales Price		\$358,000	\$349,700	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.60%	2.00%
Adjusted Sale		\$315,756	\$309,834	\$291,450
\$/SF FLA	\$220.15 per SF	\$246.30 per SF	\$242.63 per SF	\$239.09 per SF
Sale Date		4/5/2023	3/27/2023	7/12/2023
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	1,252	1,282	-2400	1,277	-2000	1,219	2640
Year Built	1994	1989		1987		1995	
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	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 0.8%	-2400	-Net Adj. 7.1%	-22000	Net Adj. 0.9%	2640
		Gross Adj. 0.8%	2400	Gross Adj. 7.1%	22000	Gross Adj. 0.9%	2640
Adj. Sales Price	Market Value \$275,634	Adj Market Value	\$313,356	Adj Market Value	\$287,834	Adj Market Value	\$294,090
	Value per SF 220.15						

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.

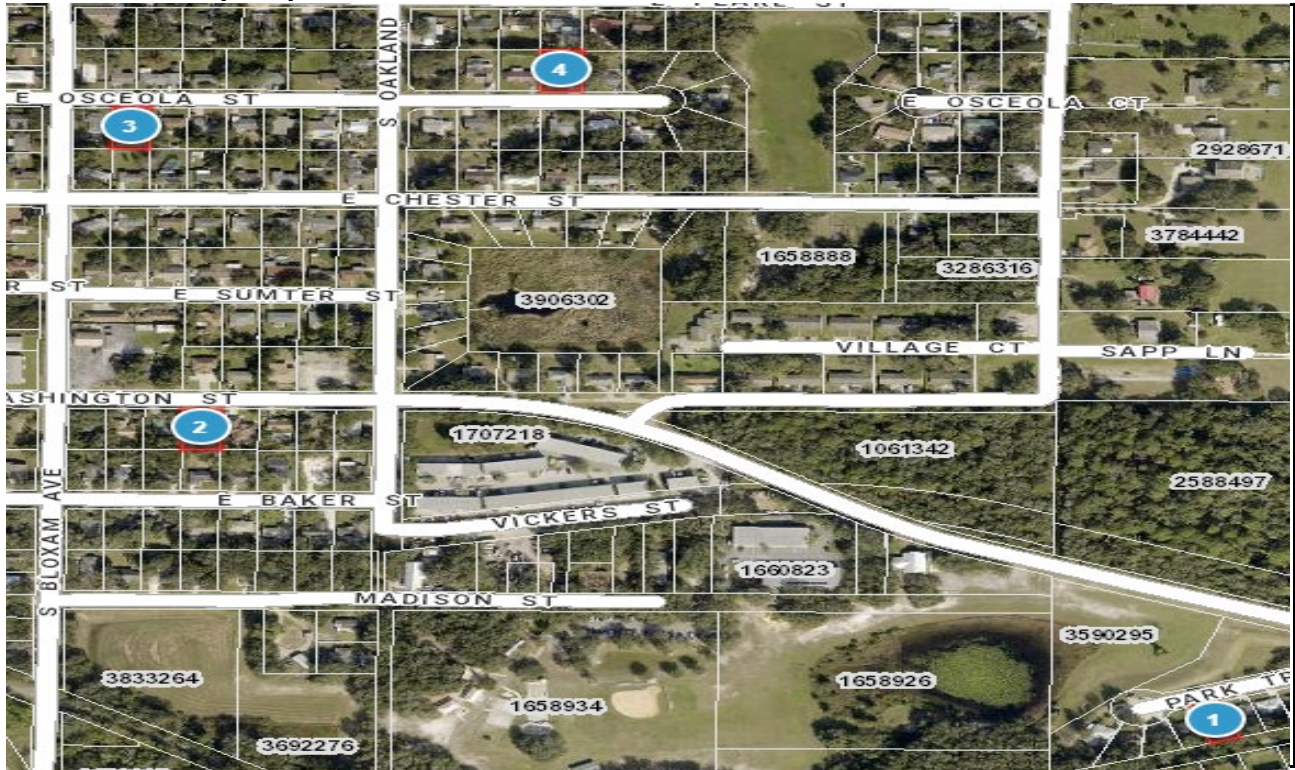
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0314 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3605616	821 PARK TRAIL DR MINNEOLA	-
2	Comp 3	3607961	207 E WASHINGTON ST MINNEOLA	0.45
3	Comp 1	1662346	203 E OSCEOLA ST MINNEOLA	0.57
4	Comp 2	2869356	107 W OSCEOLA CT MINNEOLA	0.48
5				
6				
7				
8				

Alternate Key 3605616
Parcel ID 17-22-26-1215-000-13500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0314 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

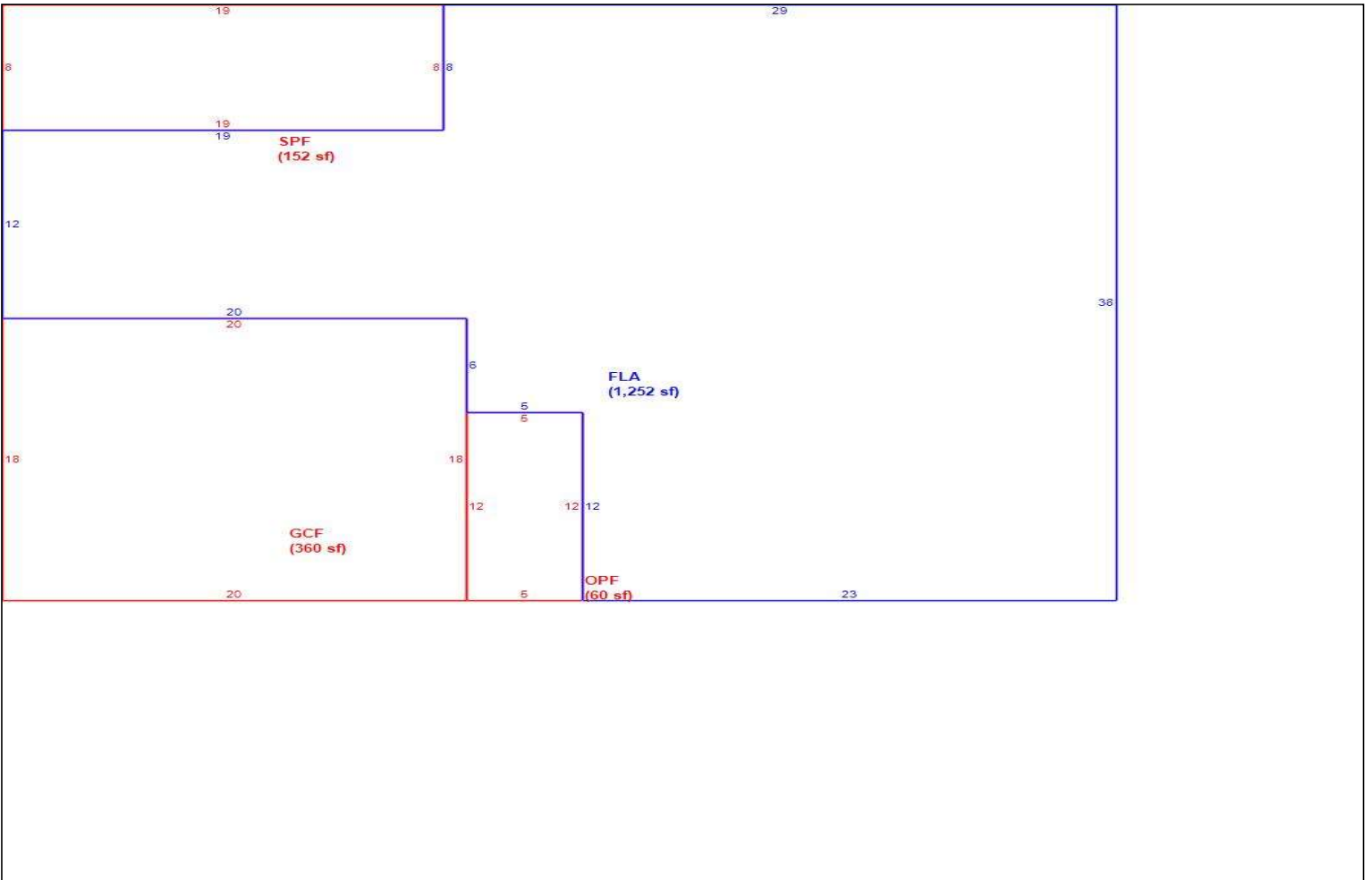
Current Owner
AMERICAN HOMES 4 RENT PROPERTIES S
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 821 PARK TRAIL DR
MINNEOLA FL 34715
Mill Group 00MI NBHD 0583
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASE IV LOT 135 PB 35 PG 47 ORB 4715 PG 1168

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 206,191 Deprec Bldg Value 187,634 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	1,252	1,252	1252	1994	1252	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	360	0		129.12	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0		206,191	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	152	0			Foundation	3	Fireplaces	0
TOTALS		1,252	1,824	1,252		187,634	Roof Cover	3	Type AC	03

Alternate Key 3605616
 Parcel ID 17-22-26-1215-000-13500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0314 Subject By
 PRC Run: 12/10/2024
 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	
2008	194-07-05	05-25-2007	03-17-2008	10	0000	CHANGE USE TO ASSISTED LIVING			
2007	SALE	01-01-2006	02-21-2007	1	0000	CHECK VALUES	02-21-2007		
1995	9401897	04-01-1994	12-01-1994	50,353	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4715 1168	09-02-2015	CT	U	U	I	114,800					
	3256 1556	08-25-2006	WD	Q	Q	I	237,000					
	2645 0116	08-09-2004	WD	Q	Q	I	131,000					
	1523 1289	04-01-1997	MI	U	U	I	0					
	1310 0113	07-01-1994	WD	Q	Q	I	76,400					
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	187,634	0	275,634	52194	223440	0.00	223440	275634	263,704	

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 1662346
Parcel ID 18-22-26-1000-000-00700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0314 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

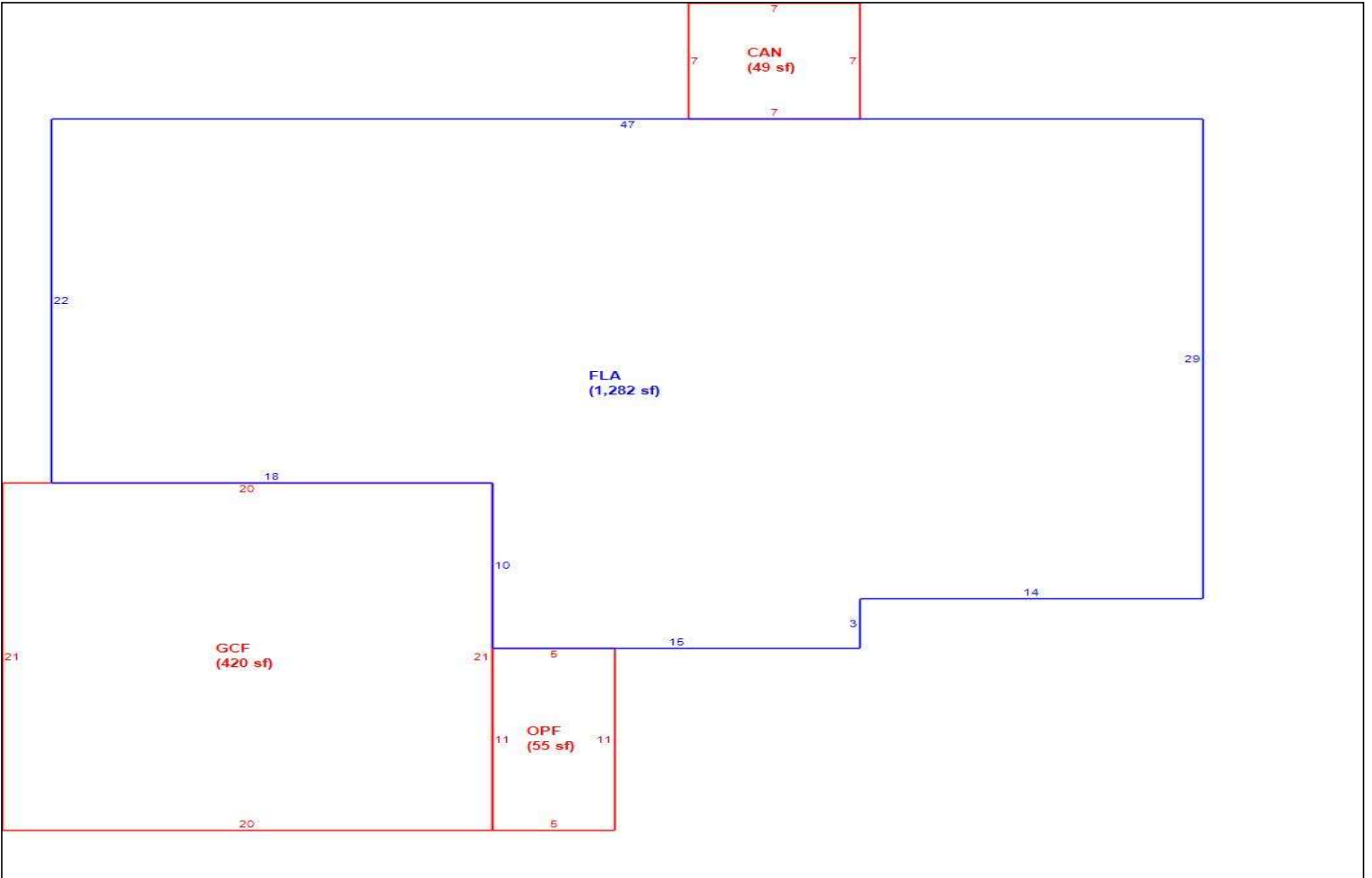
Current Owner		
THOMPSON JAMES C III AND STEFFANIA RI		
203 E OSCEOLA ST		
MINNEOLA	FL	34715

Property Location			
Site Address 203 E OSCEOLA ST			
MINNEOLA		FL 34715	
Mill Group	0MI1	NBHD	4580
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, WALKER'S REPLAT LOT 7 PB 13 PG 41 ORB 6122 PG 1757

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	37,000.00	0.0000	1.50	1.000	1.000	0	55,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,500		
Classified Acres		0		Classified JV/Mkt		55,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 161,853	Deprec Bldg Value 147,286	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1989	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,282	1,282	1282	Effective Area	1282	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	99.86	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0	Building RCN	161,853	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	49	0	Condition	VG	Foundation	3	Fireplaces	0
					% Good	91.00	Functional Obsol	0		
					Building RCNLD	147,286	Roof Cover	3	Type AC	03
TOTALS		1,282	1,806	1,282						

Alternate Key 1662346
 Parcel ID 18-22-26-1000-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0314 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
1990	61255	09-01-1989	12-01-1989	47,054	0000	SFR LOT 7		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023041215	6122	1757	04-05-2023	WD	Q	01	I	358,000			
2022165961	6073	1344	11-30-2022	WD	Q	01	I	225,000			
	3448	1552	01-21-2003	QC	U	U	I	0			
	2244	1226	01-16-2003	QC	U	U	I	10,400			
	2235	2216	12-30-2002	QC	U	U	I	0			
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
55,500	147,286	0	202,786	0	202786	0.00	202786	202786	179,556

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Alternate Key 2869356
 Parcel ID 18-22-26-0650-000-01100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0314 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

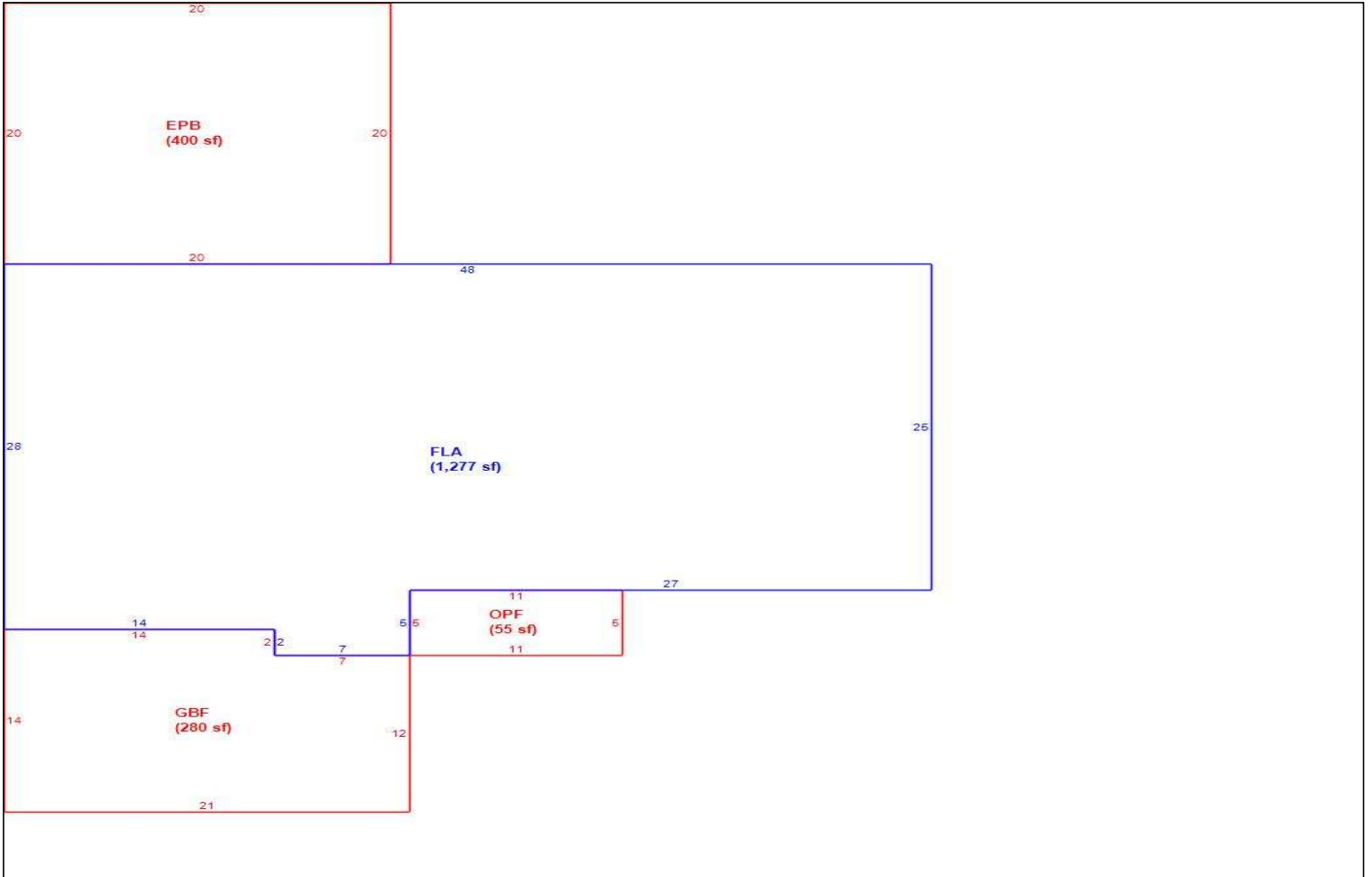
Current Owner		
VARGAS ANDRES & CRISTINA		
107 W OSCEOLA CT		
MINNEOLA	FL	34715

Property Location		
Site Address 107 W OSCEOLA CT		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 4580
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, HODGES SUB FIRST ADD LOT 11 PB 27 PG 15 ORB 6123 PG 355

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	37,000.00	0.0000	1.50	1.000	1.000	0	55,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,500		
Classified Acres		0		Classified JV/Mkt		55,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 166,619 Deprec Bldg Value 153,289 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms
EPF	ENCLOSED PORCH FIN	0	400	0	1987	1277	99.88	EX	92.00	0	153,289	No Stories	1.00	Full Baths 2
FLA	FINISHED LIVING AREA	1,277	1,277	1,277								Quality Grade	650	Half Baths 0
GAR	GARAGE FINISH	0	280	0								Wall Type	02	Heat Type 6
OPF	OPEN PORCH FINISHE	0	55	0								Foundation	3	Fireplaces 0
TOTALS		1,277	2,012	1,277								Roof Cover	3	Type AC 03

Alternate Key 2869356
Parcel ID 18-22-26-0650-000-01100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0314 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
UBF3	UTILITY BLDG FINISHED	144.00	SF	10.50	1998	1998	1512.00	60.00	907
POL3	SWIMMING POOL - RESIDENTIAL	264.00	SF	46.00	2006	2006	12144.00	85.00	10,322
PLD2	POOL/COOL DECK	1052.00	SF	5.38	2006	2006	5660.00	70.00	3,962
SEN2	SCREEN ENCLOSED STRUCTURE	2048.00	SF	3.50	2006	2006	7168.00	57.50	4,122

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	VALU	01-01-2011	04-16-2012	1	0008	CK VALU PER OWNER	01-18-2012		
2007	190-06-05	05-04-2006	02-27-2007	7,131	0000	SEN 31X28	02-27-2007		
2007	726-05-12	04-10-2006	02-27-2007	28,442	0000	POL SEE NOTES	02-27-2007		
2006	726-05-12	10-06-2005	04-10-2006	28,442	0000	POOL			
2002	507-01-06-B	06-07-2001	02-20-2002	9,500	0000	PORCH			
1999	9809153	09-30-1998	12-01-1998	2,000	0000	12X12 STORAGE SHED			
1988	40955	05-01-1987	12-01-1987	44,650	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023041536	6123	0355	03-27-2023	WD	Q	01	I	349,700	003	DISABILITY VETERAN	2024	5000
	1613	0487	05-21-1998	WD	Q	Q	I	80,000	039	HOMESTEAD	2024	25000
	1049	0595	03-01-1990	WD	Q	Q	I	64,900	059	ADDITIONAL HOMESTEAD	2024	25000
	1049	0594	11-01-1989	WD	Q	Q	I	44,000				
	0928	2430	07-01-1987	QC	U	U	V	0				
Total											55,000.00	

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
55,500	153,289	19,313	228,102	0	228102	55,000.00	173102	198102	205,020

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Alternate Key 3607961
Parcel ID 18-22-26-0820-000-02000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0314 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

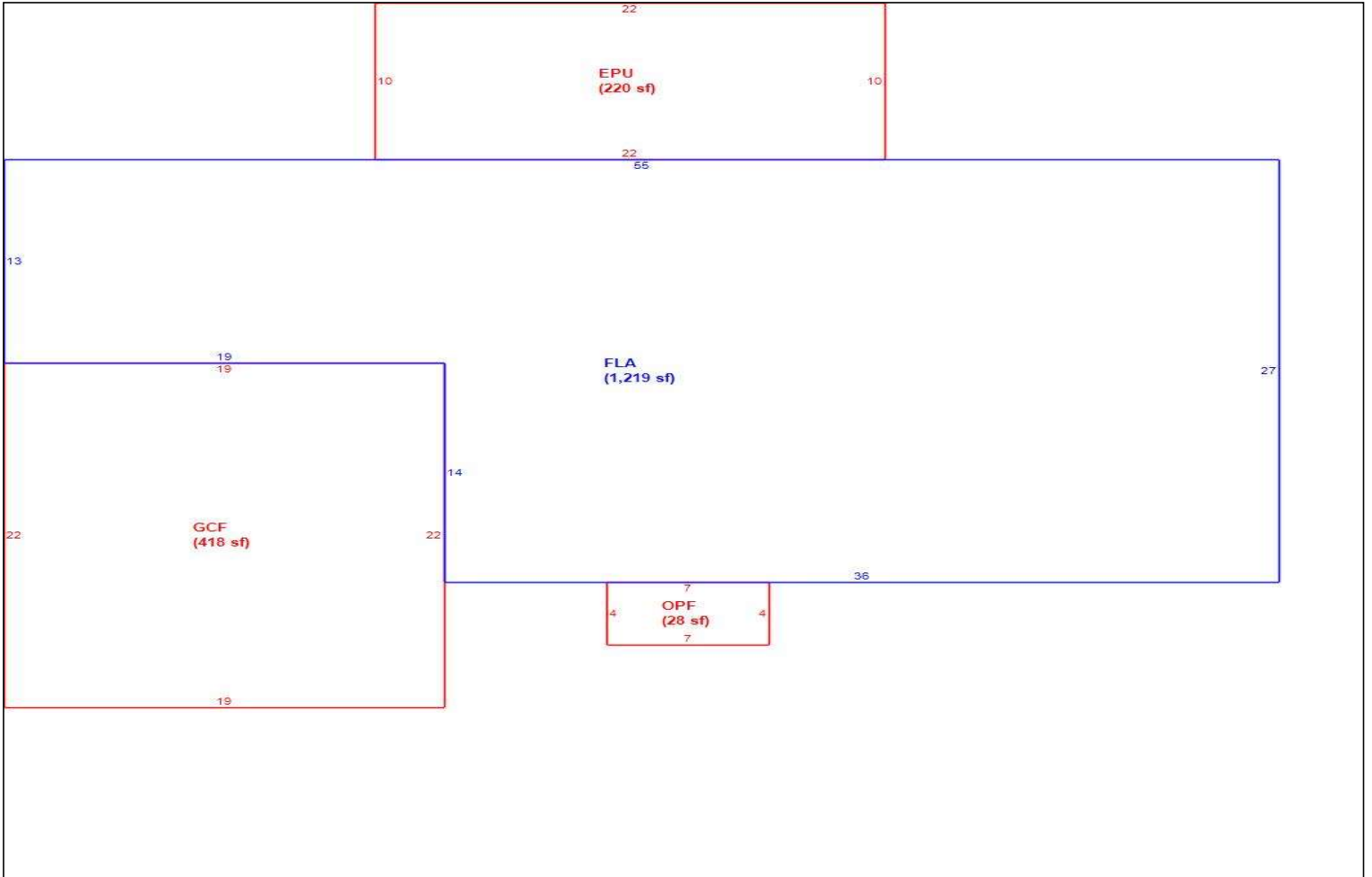
Current Owner		
MUNOZ JOEL & SURELYS B SANCHEZ		
207 E WASHINGTON ST		
MINNEOLA	FL	34715

Property Location		
Site Address 207 E WASHINGTON ST		
MINNEOLA FL 34715		
Mill Group	OMI1	NBHD 4580
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, PARKSIDE SUB LOT 20 PB 35 PGS 18-19 ORB 6176 PG 924

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	37,000.00	0.0000	1.50	1.000	1.000	0	55,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,500		
Classified Acres		0		Classified JV/Mkt		55,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 159,960 Deprec Bldg Value 145,564 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
EPF	ENCLOSED PORCH FIN	0	220	0	1995	1219	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,219	1,219	1,219	100.07	159,960	Quality Grade	650	Half Baths	0
GAR	GARAGE FINISH	0	418	0	G	91.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	% Good	0	Foundation	3	Fireplaces	0
TOTALS		1,219	1,885	1,219	Functional Obsol	145,564	Roof Cover	3	Type AC	03

Alternate Key 3607961
Parcel ID 18-22-26-0820-000-02000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0314 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
UBF2	UTILITY BLDG FINISHED	64.00	SF	7.50	1997	1997	480.00	60.00	288

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	SALE	01-01-2001	02-22-2002	1	0000	CHECK VALUES			
1998	6041667	04-01-1997	12-01-1997	1,216	0000	8X8 UTILITY SHED			
1996	9503584	07-01-1995	12-01-1995	44,324	0000	SFR 207 E WASHINGTON ST			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023084844	6176 0924	07-12-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000	
2022095064	5990 0762	07-11-2022	CT	U	11	I	233,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4470 0662	04-17-2014	WD	Q	Q	I	125,000					
	3873 0644	01-05-2010	WD	U	U	I	95,900					
	3806 0018	08-11-2009	CT	U	U	I	100					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
55,500	145,564	288	201,352	0	201352	50,000.00	151352	176352	177,092	

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