



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

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

3774739

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	2024-0316	County Lake	Tax year 2024
			Date received 9.12.24
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: American Homes 4 Rent, LLC; AH4RPOne, 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 #	17-22-26-20000000200 1151 Arbor Hill Circle
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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 type="checkbox"/> 5 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

<b>Petition #</b> 2024-0316	Alternate Key: 3774739	Parcel ID: 17-22-26-2000-000-00200
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1151 ARBOR HILL CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> RICAN HOMES 4 RENT PROPERTIES SIX	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 303,021	\$ 303,021
<b>2. Assessed or classified use value, *if applicable</b>	\$ 229,950	\$ 229,950
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 229,950	\$ 229,950

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

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3774739	3726481	3726553	3748051
<b>Address</b>	1151 ARBOR HILL CIR MINNEOLA	912 ROANOKE DR MINNEOLA	927 HATTERAS AVE MINNEOLA	1165 CHELSEA PARC DR MINNEOLA
<b>Proximity</b>		0.33 Miles	0.30 Miles	0.12 Miles
<b>Sales Price</b>		\$366,900	\$374,900	\$329,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	0.40%	2.00%
<b>Adjusted Sale</b>		\$320,671	\$320,165	\$286,230
<b>\$/SF FLA</b>	\$224.96 per SF	\$228.24 per SF	\$222.34 per SF	\$215.37 per SF
<b>Sale Date</b>		6/23/2023	11/27/2023	7/20/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,347	1,405	-2900	1,440	-4650	1,329	900
<b>Year Built</b>	1997	1997		1997		1996	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		Commercial		House	
		-Net Adj. 0.9%	-2900	-Net Adj. 1.5%	-4650	Net Adj. 0.3%	900
		Gross Adj. 0.9%	2900	Gross Adj. 1.5%	4650	Gross Adj. 0.3%	900
<b>Adj. Sales Price</b>	Market Value <b>\$303,021</b>	Adj Market Value	<b>\$317,771</b>	Adj Market Value	<b>\$315,515</b>	Adj Market Value	<b>\$287,130</b>
	Value per SF 224.96						

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.

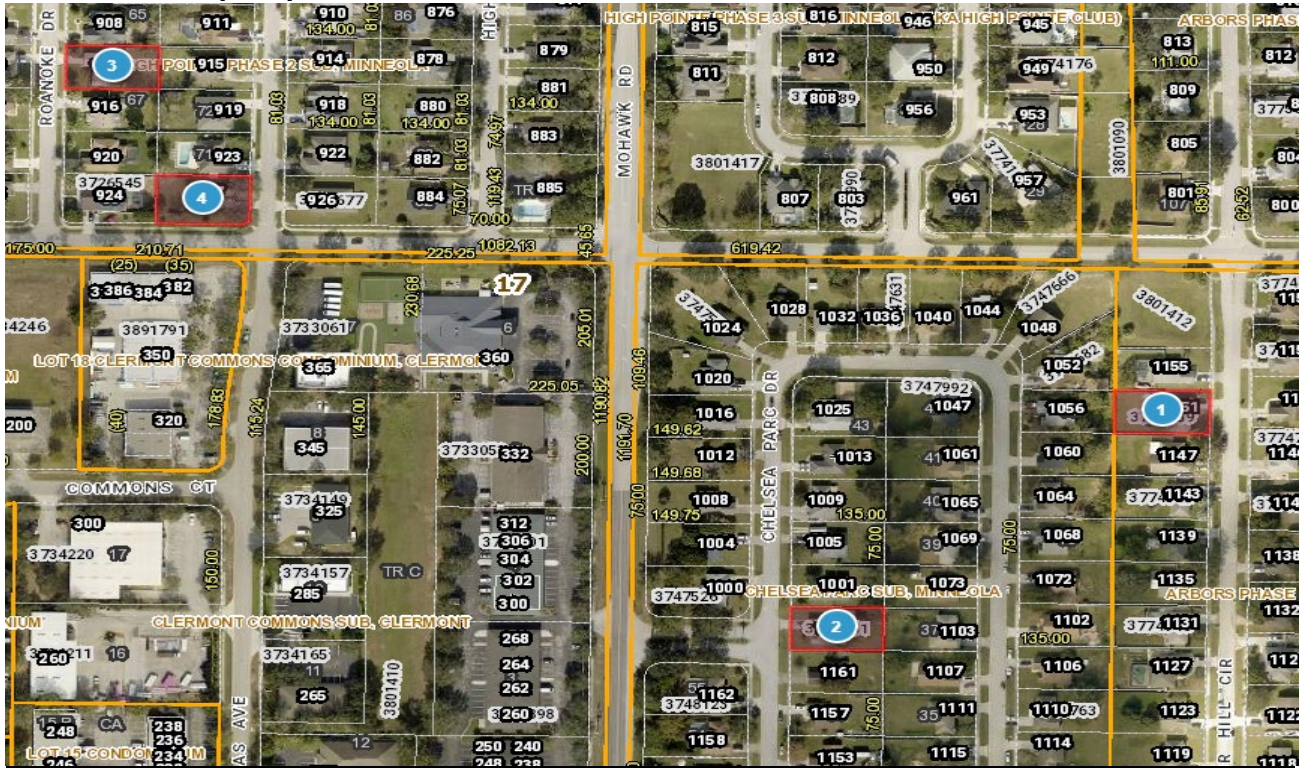
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

## 2024-0316 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3774739	1151 ARBOR HILL CIR MINNEOLA	-
2	Comp 3	3748051	1165 CHELSEA PARC DR MINNEOLA	0.12
3	Comp 1	3726481	912 ROANOKE DR MINNEOLA	0.33
4	Comp 2	3726553	927 HATTERAS AVE MINNEOLA	0.3
5				
6				
7				
8				

Alternate Key 3774739  
Parcel ID 17-22-26-2000-000-00200

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

2024-0316 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

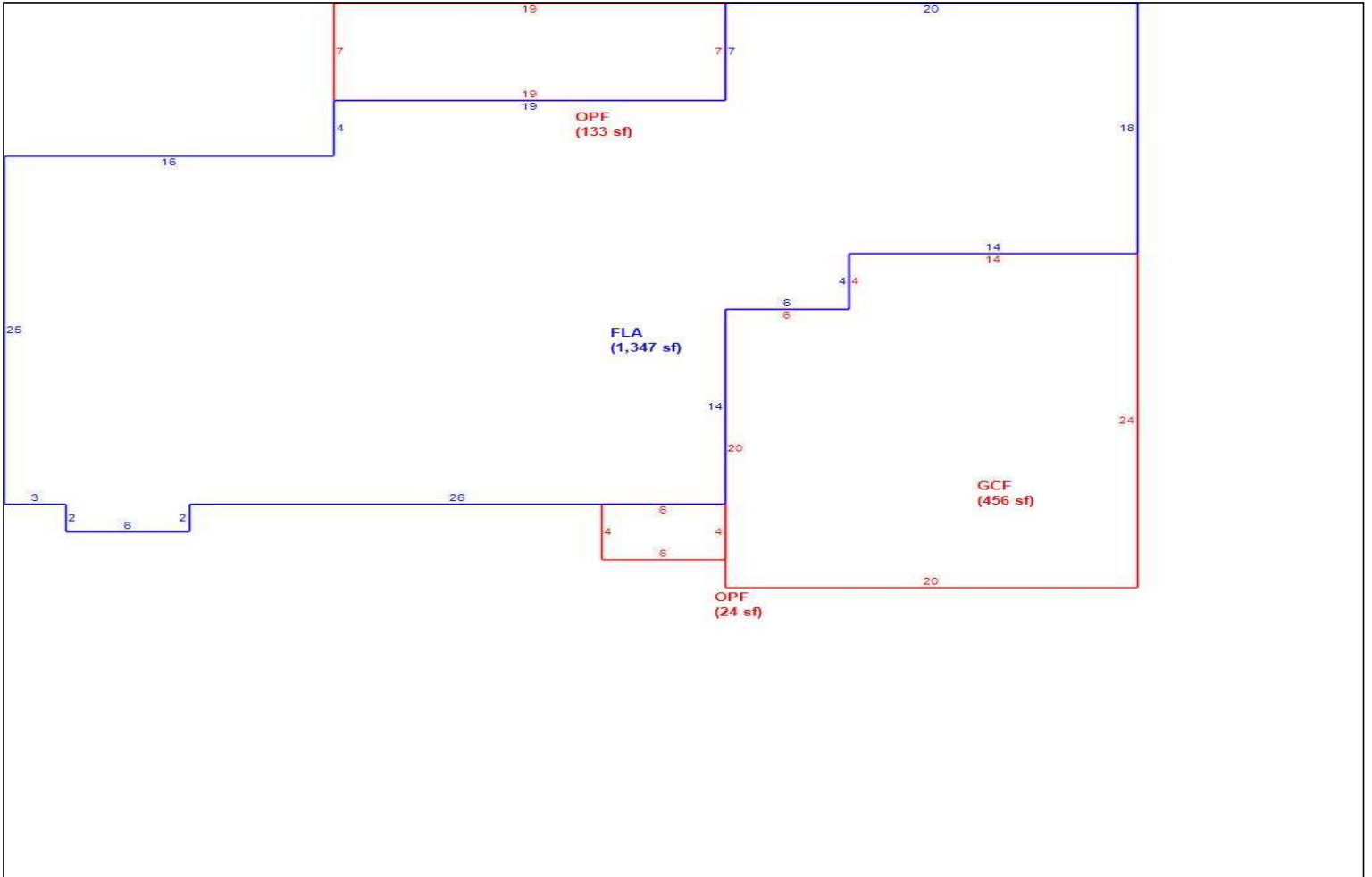
**Current Owner**  
AMERICAN HOMES 4 RENT PROPERTIES S  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

**Property Location**  
Site Address 1151 ARBOR HILL CIR  
MINNEOLA FL 34715  
Mill Group 00MI NBHD 0583  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
MINNEOLA, THE ARBORS PHASE I SUB LOT 2 PB 38 PG 63 ORB 4372 PG 2079

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
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		88,000		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		88,000		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 233,718 Deprec Bldg Value 215,021 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,347	1,347	1347	1997	1347	137.03	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	456	0	233,718	0	0	Quality Grade	700	Half Baths
OPF	OPEN PORCH FINISHE	0	157	0	VG	92.00	0	Wall Type	03	Heat Type
TOTALS		1,347	1,960	1,347	0	0	0	Foundation	3	Fireplaces
					Building RCNLD	215,021	0	Roof Cover	3	Type AC

Alternate Key 3774739  
 Parcel ID 17-22-26-2000-000-00200

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

2024-0316 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4372	2079	08-14-2013	CT	U	U	I	110,000				
	3467	1001	06-20-2007	QC	U	U	I	60,900				
	2815	0309	04-11-2005	WD	Q	Q	I	170,000				
	1527	0250	06-13-1997	WD	Q	Q	I	83,500				
Total											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	215,021	0	303,021	73071	229950	0.00	229950	303021	278,478	

\*\*\*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 3726481  
Parcel ID 17-22-26-0805-000-06600

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

2024-0316 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

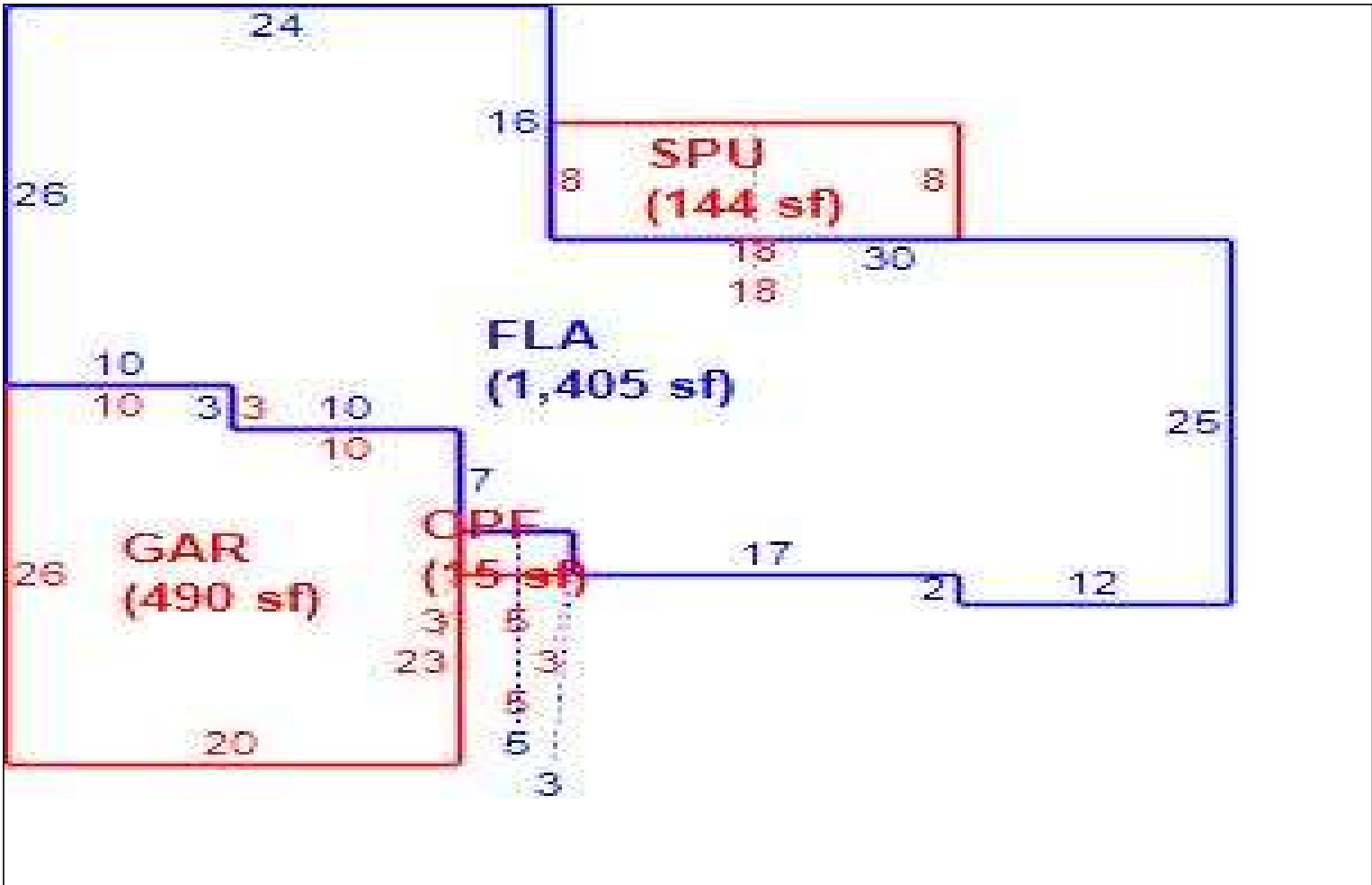
Current Owner		
DUNLEA BENJAMIN E & KETLUIMAR VALLE		
912 ROANOKE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 912 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 66 PB 37 PGS 19-20 ORB 6172 PG 2171

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 227,344 Deprec Bldg Value 209,156 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	1,405	1,405	1405	1997					
GAR	GARAGE FINISH	0	490	0	Effective Area	1405	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	15	0	Base Rate	128.40	Quality Grade	690	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	144	0	Building RCN	227,344	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	92.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,405	2,054	1,405	Building RCNLD	209,156				



Alternate Key 3726481  
 Parcel ID 17-22-26-0805-000-06600

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

2024-0316 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	
2025	0142-24-02	02-26-2024		18,937	0002	REPL WINDOWS 16			
2012	IMPS	01-01-2011	07-21-2011	1	0008	CAN TO SPU	07-21-2011		
1998	9730301	03-01-1997	12-01-1997	74,061	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023081906	6172	2171	06-23-2023	WD	Q	01	I	366,900	039	HOMESTEAD	2024	25000
	1521	1611	05-01-1997	WD	Q	Q	I	93,400	059	ADDITIONAL HOMESTEAD	2024	25000
	1499	1146	02-01-1997	WD	Q	Q	V	18,800				
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	209,156	0	297,156	0	297156	50,000.00	247156	272156	285,869	

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Alternate Key 3726553  
Parcel ID 17-22-26-0805-000-07000

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

2024-0316 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

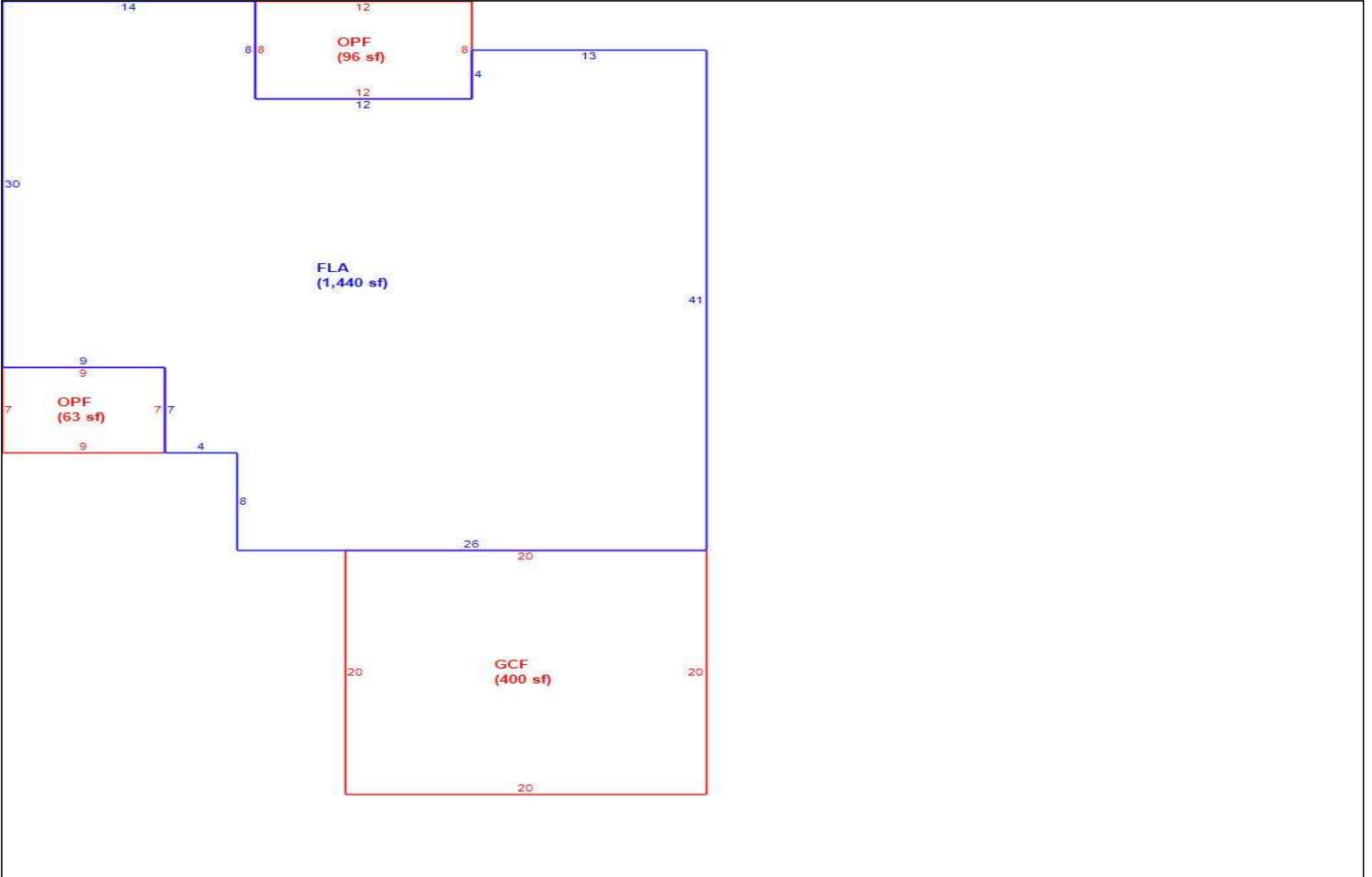
Current Owner		
JECINO JESSICA A ET AL		
927 HATTERAS AVE		
MINNEOLA	FL	34715

Property Location			
Site Address 927 HATTERAS AVE			
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 70 PB 37 PGS 19-20 ORB 6253 PG 854

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 228,721	Deprec Bldg Value 221,859	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	1,440	1,440	1440	1997				
GAR	GARAGE FINISH	0	400	0	Effective Area	1440	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	159	0	Base Rate	127.77	Quality Grade	690	Half Baths 0
TOTALS					Building RCN	228,721	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	221,859			

Alternate Key 3726553  
 Parcel ID 17-22-26-0805-000-07000

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

2024-0316 Comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020 1998	SALE 9781122	01-01-2019 08-01-1997	05-15-2020 12-01-1997	1 79,404	0099 0000	CHECK VALUE SFR	05-15-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023148598	6253	0854	11-27-2023	WD	Q	01	I	374,900	039	HOMESTEAD	2024	25000
2019081405	5313	0528	07-11-2019	WD	Q	Q	I	239,900	059	ADDITIONAL HOMESTEAD	2024	25000
	1896	1207	12-27-2000	WD	Q	Q	I	117,900				
	1593	1408	03-13-1998	WD	Q	Q	I	99,800				
	1523	2154	06-01-1997	WD	U	M	V	1				
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	221,859	0	309,859	0	309859	50,000.00	259859	284859	298,868	

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Alternate Key 3748051  
Parcel ID 17-22-26-0150-000-04800

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

2024-0316 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

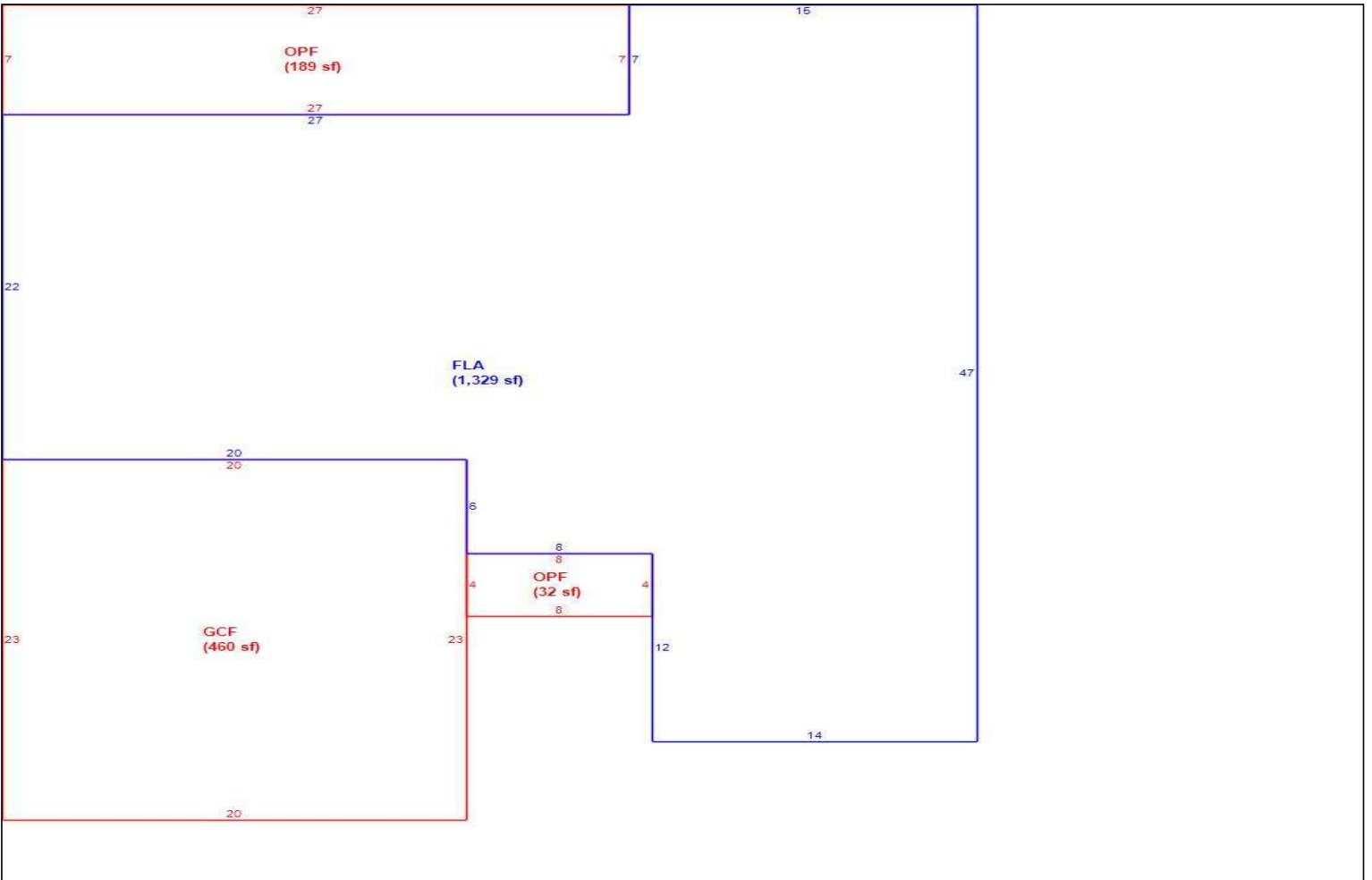
Current Owner		
ARMISTEAD AUTUMN & BLAKE		
1165 CHELSEA PARC DR		
MINNEOLA	FL	34715

Property Location			
Site Address 1165 CHELSEA PARC DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, CHELSEA PARC SUB LOT 48 PB 37 PG 34 ORB 6181 PG 1231

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	218,287		Deprec Bldg Value	198,641	
Multi Story	0				



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,329	1,329	1329	Effective Area	1329	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	128.79	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	221	0	Building RCN	218,287	Condition	G	Heat Type	6
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS					Building RCNLD	198,641				

Alternate Key 3748051  
 Parcel ID 17-22-26-0150-000-04800

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

2024-0316 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	05-12-2005	1	0000	CHECK VALUE			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023089175	6181	1231	07-20-2023	WD	Q	01	I	329,000	039	HOMESTEAD	2024	25000
2023058443	6143	2225	05-15-2023	WD	Q	01	I	223,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2586	1656	06-01-2004	WD	Q	Q	I	143,000				
	2353	1449	06-10-2003	QC	U	U	I	37,000				
	1427	2454	03-01-1996	WD	Q	Q	I	79,500				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	198,641	0	286,641	0	286641	50,000.00	236641	261641	275,091	

\*\*\*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.\*\*\*