



**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

3819127

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 # <i>2024-0411</i> | County <i>Lake</i> | Tax year <i>2024</i> | Date received <i>9.12.24</i> |
| COMPLETED BY THE PETITIONER | | | |
| PART 1. Taxpayer Information | | | |
| Taxpayer name: <i>AMH_Home; SAFARI ONE ASSET CO LLC</i> | | Representative: <i>Ryan, LLC c/o Robert Peyton</i> | |
| Mailing address for notices | <i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i> | Parcel ID and physical address or TPP account # | <i>0722261716-000-33600 753 Willow Run St</i> |
| Phone | <i>954-740-6240</i> | Email | <i>ResidentialAppeals@ryan.com</i> |
| 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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | | |
|--|---|-------------------------------|---|
| Petition # | 2024-0411 | Alternate Key: 3819127 | Parcel ID: 07-22-26-1716-000-33600 |
| Petitioner Name | Robert Peyton, Ryan LLC | Property Address | 753 WILLOW RUN ST MINNEOLA |
| The Petitioner is: | <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain: | | |
| Owner Name | SAFARI ONE ASSET CO LLC | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr |
| 1. Just Value, required | | \$ 310,315 | \$ 310,315 |
| 2. Assessed or classified use value, *if applicable | | \$ 267,940 | \$ 267,940 |
| 3. Exempt value, *enter "0" if none | | \$ - | |
| 4. Taxable Value, *required | | \$ 267,940 | \$ 267,940 |

*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# | 3819127 | 3590759 | 3593162 | 3670752 |
| Address | 753 WILLOW RUN ST MINNEOLA | 800 FORESTWOOD DR MINNEOLA | 834 MAPLE FOREST AVE MINNEOLA | 601 PARK VALLEY CIR MINNEOLA |
| Proximity | | 1.42 Miles | 1.64 Miles | 0.84 Miles |
| Sales Price | | \$365,000 | \$415,000 | \$390,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 0.80% | 0.00% | 0.00% |
| Adjusted Sale | | \$313,170 | \$352,750 | \$331,500 |
| \$/SF FLA | \$201.50 per SF | \$213.91 per SF | \$222.84 per SF | \$204.25 per SF |
| Sale Date | | 10/18/2023 | 12/13/2023 | 12/5/2023 |
| 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 | 1,540 | 1,464 | 3800 | 1,583 | -2150 | 1,623 | -4150 |
| Year Built | 2004 | 1994 | | 1994 | | 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. 1.2% | 3800 | -Net Adj. 6.3% | -22150 | -Net Adj. 7.3% | -24150 |
| | | Gross Adj. 1.2% | 3800 | Gross Adj. 6.3% | 22150 | Gross Adj. 7.3% | 24150 |
| Adj. Sales Price | Market Value \$310,315 | Adj Market Value | \$316,970 | Adj Market Value | \$330,600 | Adj Market Value | \$307,350 |
| | Value per SF 201.50 | | | | | | |

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.

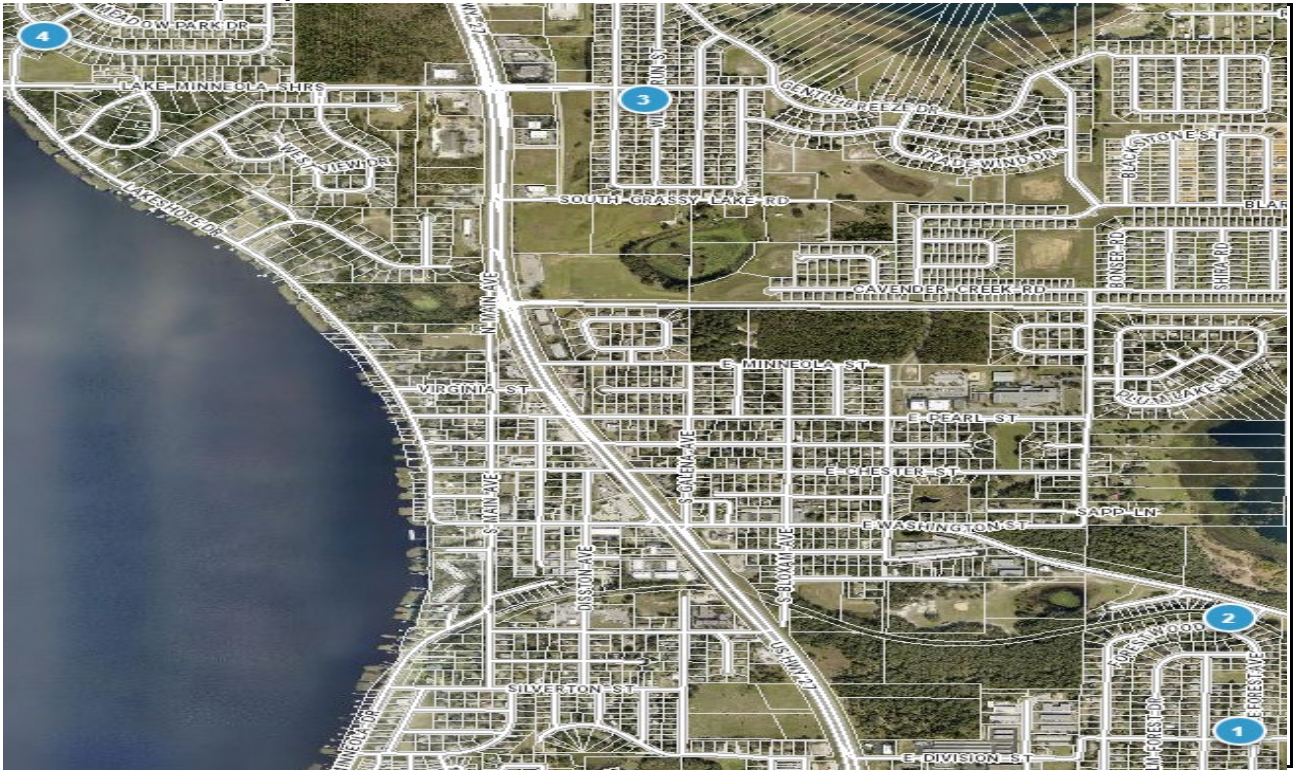
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0411 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|----------------------------------|----------------------------|
| 1 | Subject | 3819127 | 753 WILLOW RUN ST MINNEOLA | - |
| 2 | Comp 1 | 3590759 | 800 FORESTWOOD DR MINNEOLA | 1.42 |
| 3 | Comp 2 | 3593162 | 834 MAPLE FOREST AVE MINNEOLA | 1.64 |
| 4 | Comp 3 | 3670752 | 601 PARK VALLEY CIR MINNEOLA | 0.84 |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 3819127
 Parcel ID 07-22-26-1716-000-33600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

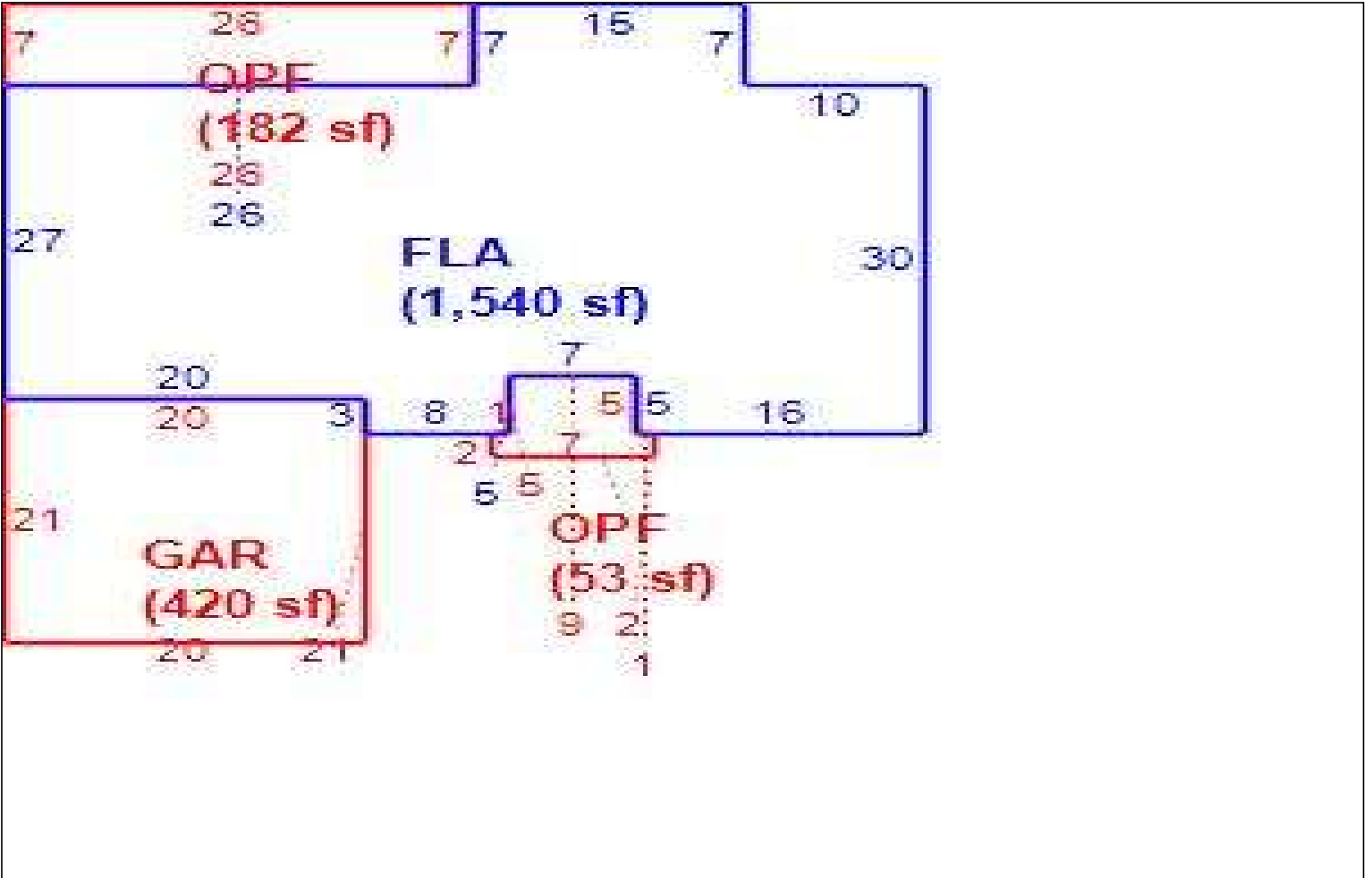
| Current Owner | | |
|--------------------------------|----|-------|
| SAFARI ONE ASSET CO LLC | | |
| 5001 PLAZA ON THE LAKE STE 200 | | |
| AUSTIN | TX | 78746 |

| Property Location | | |
|--------------------------------|---------------|-----------------|
| Site Address 753 WILLOW RUN ST | | |
| MINNEOLA FL 34715 | | |
| Mill Group | 00MI | NBHD 0583 |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | PJF 01-01-202 |

Legal Description
 MINNEOLA, QUAIL VALLEY PHASE V SUB LOT 336 PB 50 PG 1-2 ORB 5046 PG 1785

| 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 | 1.75 | 1.000 | 1.000 | 0 | 77,000 | |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 77,000 | | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 77,000 | | Classified Adj JV/Mkt | | 0 | | | |

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 240,531 Deprec Bldg Value 233,315 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 | 1,540 | 1,540 | 1540 | 2004 | No Stories | 1.00 | Full Baths | 2 | |
| GAR | GARAGE FINISH | 0 | 420 | 0 | 125.91 | Quality Grade | 690 | Half Baths | 0 | |
| OPF | OPEN PORCH FINISHE | 0 | 235 | 0 | 240,531 | Wall Type | 03 | Heat Type | 6 | |
| TOTALS | | | | | Condition | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | % Good | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | Functional Obsol | 0 | | | | |
| | | | | | Building RCNLD | 233,315 | | | | |

Alternate Key 3819127
 Parcel ID 07-22-26-1716-000-33600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 subject
 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 | |
| 2005 | 415-04-04B | 04-27-2004 | 07-06-2004 | 2,300 | 0000 | RTN | | | |
| 2005 | 173-04-02BEP | 02-12-2004 | 07-06-2004 | 103,264 | 0000 | SFR 3BED 2BA | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2017138288 | 5046 1785 | 12-18-2017 | WD | U | M | I | 837,000 | | | | |
| 2017114253 | 5018 0794 | 10-20-2017 | WD | Q | Q | I | 145,300 | | | | |
| | 4435 0809 | 01-28-2014 | WD | U | U | I | 113,900 | | | | |
| | 4387 0635 | 02-23-2012 | QC | U | U | I | 100 | | | | |
| | 4291 1130 | 02-15-2012 | WD | U | U | I | 184,000 | | | | |
| 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 | |
| 77,000 | 233,315 | 0 | 310,315 | 15585 | 294730 | 0.00 | 294730 | 310315 | 310,315 | |

Parcel Notes

2613/1727 DEED LEGAL SAYS LOT 341
 2625/1092-3 DEC OF DOM FOR SEWNARINE DESMOND SUKHDEO & GRETA GRACE LALLJIE-SUKHDEO
 2757/1868 CORRECTIVE DEED FOR 2613/1727 TO CORRECT LEGAL TO READ LOT 336
 2787/1654 ANOTHER CORRECTIVE DEED FOR 2613/1727 TO CORRECT LEGAL
 05X GRETA GRACE LALLJIE- & SEWNARINE D SUKHDEO ARE LIVING IN NY 082505
 06TR KEYED FORWARDING ADDR OF 19815 DUNTON AVE #1A HOLLIS NY 11423 1409
 3426/1873 ANDRELL L COOK SINGLE AND SARAH LYNCH SINGLE ONLY
 08TR NOT DELIVERABLE AS ADDRESSED 753 WILLOW RUN ST MINNEOLA 34715
 09X CARD RETURNED NOT DELIVERABLE AS ADDRESSED
 09X QUESTIONNAIRE RETURNED NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 020509
 09X QUESTIONNAIRE RETURNED NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 020709
 09TR RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED 091509
 09X SARAH LYNCH AND ANDRELL COOK MAIL RETURNED NOT DELIVERABLE AS ADDRESSED 092309
 09X ANDRELL COOK HAS CURRENT DL IN FL AND OH AND VEHICLE REG IN OH SARAH LYNCH HAS CURRENT FL DL AND VOTER AT THIS ADDRESS SENT LETTER DTD ANDRELL
 10X FC DENY SPOKE WITH ANDREA HAS BEEN RENTING SINCE 080408 JMK 051110
 10TR NOT DELIVERABLE AS ADDRESSED 753 WILLOW RUN ST MINNEOLA FL 34715 5768
 11TR NOT DELIVERABLE AS ADDRESSED 753 WILLOW RUN ST MINNEOLA FL 34715 5768
 12TR REFUSED 753 WILLOW RUN ST MINNEOLA FL 34715 5768
 12TR 2ND ATTEMPT NOT DELIVERABLE AS ADDRESSED 4785 YOEST DR WESTERVILLE OH 43081
 4291/1130 DEED IN LIEU OF FORECLOSURE ANDRELL L COOK & SARAH COOK FKA SARAH LYNCH TO BANK OF AMERICA NA
 4387/635 BANK OF AMERICA NA TO SEC OF HUD
 4435/809 SEC OF HUD TO 2013-A PROPERTY HOLDINGS LLC
 14 MLS LISTING S4718987 CRA 031714

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 3590759
 Parcel ID 17-22-26-1205-000-03700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

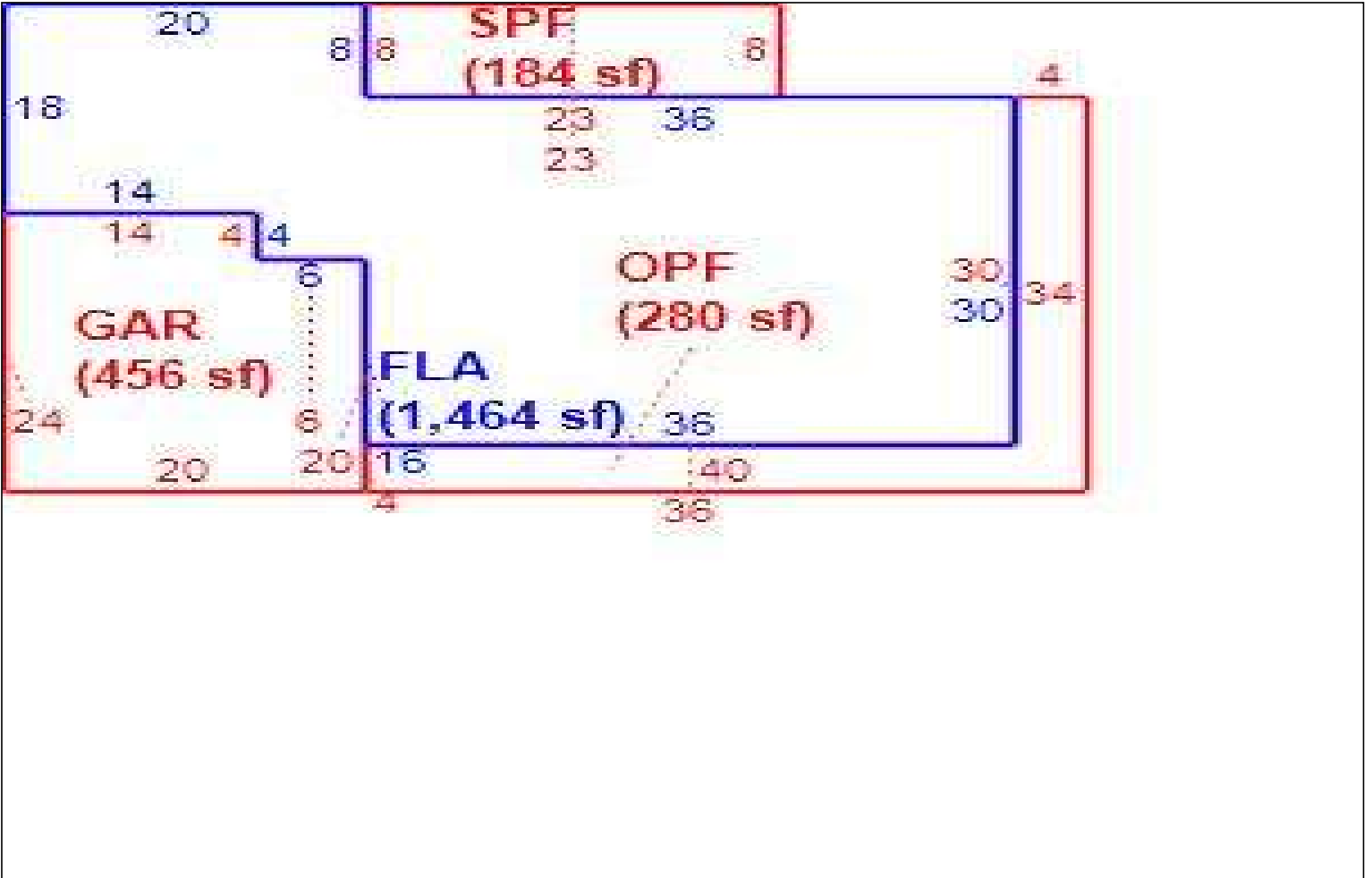
| Current Owner | | |
|------------------------------|----|-------|
| PERSAD DARREN & DARRIAN RICE | | |
| 800 FORESTWOOD DR | | |
| CLERMONT | FL | 34715 |

| Property Location | | |
|--------------------------------|---------------|-----------------|
| Site Address 800 FORESTWOOD 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 PHASE 1B LOT 37 PB 35 PGS 8-9 ORB 6233 PG 1853

| 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 237,969 Deprec Bldg Value 230,830 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 | 1,464 | 1,464 | 1464 | 1994 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 456 | 0 | 127.32 | Quality Grade | 690 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 280 | 0 | 237,969 | Wall Type | 03 | Heat Type | 6 |
| SPF | SCREEN PORCH FINIS | 0 | 184 | 0 | EX | Foundation | 3 | Fireplaces | 0 |
| TOTALS | | 1,464 | 2,384 | 1,464 | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | Functional Obsol | 0 | | | |
| | | | | | Building RCNLD | 230,830 | | | |

Alternate Key 3590759
 Parcel ID 17-22-26-1205-000-03700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 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 |
| UBU3 | UTILITY BLDG UNFINISHED | 120.00 | SF | 7.50 | 2013 | 2013 | 900.00 | 45.00 | 405 |

| Building Permits | | | | | | | | | |
|------------------|-----------|------------|------------|---------|------|----------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2014 | 096-13-03 | 03-27-2013 | 04-03-2014 | 1 | 0003 | SHED 10X12 | 04-03-2014 | | |
| 2013 | 87-12-04 | 03-29-2012 | 07-24-2012 | 6,875 | 0002 | REROOF SHINGLE | 07-24-2012 | | |
| 1994 | 9307228 | 12-01-1993 | 12-01-1994 | 600,037 | 0000 | SFR | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|----------------------|------|-----------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023132657 | 6233 1853 | 10-18-2023 | WD | Q | 01 | I | 365,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2020133626 | 5590 0450 | 11-19-2020 | WD | Q | 01 | I | 268,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2018098025 | 5158 0594 | 08-17-2018 | PO | U | U | I | 0 | | | | |
| 2018098024 | 5158 0592 | 08-17-2018 | PO | U | U | I | 0 | | | | |
| | 4076 0447 | 08-26-2011 | WD | U | U | I | 90,000 | | | | |
| 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 | 230,830 | 405 | 319,235 | 0 | 319235 | 50,000.00 | 269235 | 294235 | 319,235 | |

Parcel Notes

1294/345 DIANA MARY FERET SINGLE TO DIANA MARY FERET SINGLE AND ANNA MAE FERET SINGLE ONLY
 99FC QG FROM 400 RS 051899
 02FC LAND FROM FF DUE TO SALES QG FROM 450 RS 102901
 03 QG FROM 475 FER 022503
 3494/2013 DIANA SZELAK FKA DIANA MARY FERET MARRIED AND ANNA MAE FERET UNMARRIED JTWROS
 09X ANNA MAE FERET 79 DECEASED 102509 NEWS
 4076/447 DIANA SZELAK TO NADINE MARTIN SINGLE
 11SALE ORB 4076/447 U SALE LP FILED IN 3926/2259 FER 092711
 13FC REROOFED SHINGLES SFR WELL MAINTAINED RESKETCH DUE TO OPEN GARAGE BACKWALL NOT STRAIGHT ACROSS GCF3 FROM
 440SF FLA1 FROM 1480SF CRA 072412
 14FC ADD UBU 10X12 NPA CRA 040314
 18 NADINE MAUREEN MARTIN 55 DECEASED 122517 STATE DEATH LIST FILE 2017199474 SHH 022118
 5158/592 ORDER DET HX FOR EST OF NADINE MAUREEN MARTIN PROP TO AUSTIN J MARTIN
 5158/594 ORDER OF SUMM ADMIN FOR EST OF NADINE MARUEEN MARTIN PROP TO AUSTIN J MARTIN
 19X COURTESY HX CARD SENT 010219
 5590/450 AUSTIN J MARTIN TO ERNESON MANALO & ANN LUELEN AGBAYANI ABANTO HW
 21X COURTESY HX CARD SENT 122120
 21X RECEIVED PERM RES CARD ATTACHED TO HX APP ALSO EMAIL REQUEST FOR NAME CORRECTION WITH COPY OF CLOSING PAPERS
 SENT TO TPA LD 061021
 6233/1853 ERNESON MANALO & ANN LUELEN AGBAYANI ABANTO TO DARREN PERSAD & DARRIAN RICE MARRIED COUPLE
 24CC EFILE HX APP CP 020824

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Alternate Key 3593162
 Parcel ID 17-22-26-1210-000-11100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

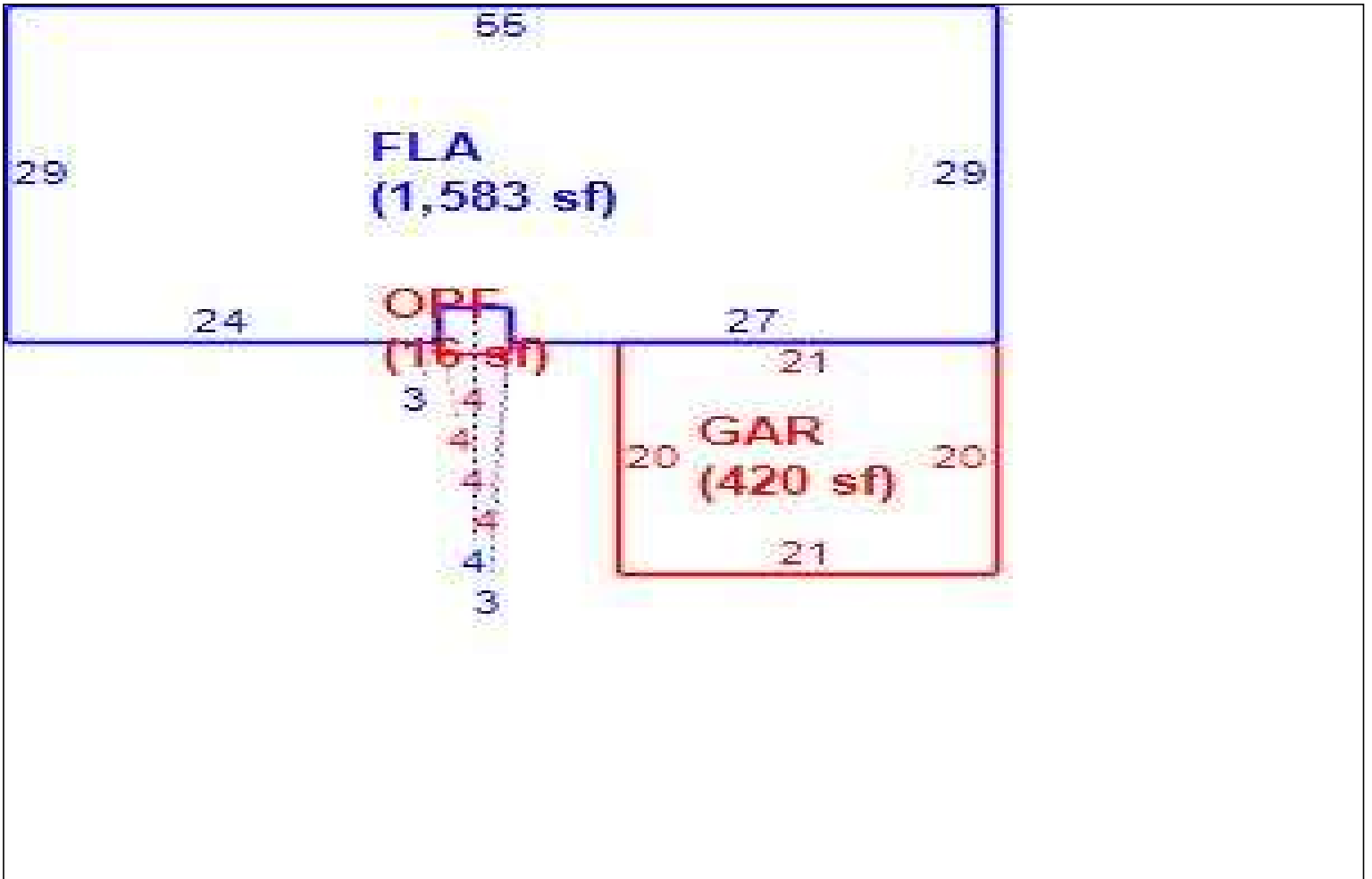
| Current Owner | | |
|--------------------------|----|-------|
| MANN KENNETH F & KAREN E | | |
| 834 MAPLE FOREST AVE | | |
| MINNEOLA | FL | 34715 |

| Property Location | | |
|-----------------------------------|---------------|-----------------|
| Site Address 834 MAPLE FOREST AVE | | |
| 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 111 PB 35 PG 10 ORB 6260 PG 1040

| 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 241,742 Deprec Bldg Value 219,985 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 | 1,583 | 1,583 | 1583 | 1994 | 1583 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 420 | 0 | 125.12 | 241,742 | Quality Grade | 690 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 16 | 0 | G | 91.00 | Wall Type | 03 | Heat Type | 6 |
| TOTALS | | 1,583 | 2,019 | 1,583 | 0 | 219,985 | Foundation | 3 | Fireplaces | 0 |
| | | | | | Building RCNLD | 219,985 | Roof Cover | 3 | Type AC | 03 |

Alternate Key 3593162
 Parcel ID 17-22-26-1210-000-11100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 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 |
| POL2 | SWIMMING POOL - RESIDENTIAL | 450.00 | SF | 35.00 | 1993 | 1993 | 15750.00 | 85.00 | 13,388 |
| PLD2 | POOL/COOL DECK | 414.00 | SF | 5.38 | 1993 | 1993 | 2227.00 | 70.00 | 1,559 |
| SEN2 | SCREEN ENCLOSED STRUCTURE | 1086.00 | SF | 3.50 | 1993 | 1993 | 3801.00 | 40.00 | 1,520 |

| Building Permits | | | | | | | | | |
|------------------|-----------|------------|------------|--------|------|-------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 1996 | 9500013 | 01-01-1995 | 12-01-1995 | 2,490 | 0000 | SEN+POL | | | |
| 1995 | 9405265 | 10-01-1994 | 12-01-1994 | 56,253 | 0000 | SFR | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|----------------------|------|-----------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023154611 | 6260 1040 | 12-13-2023 | WD | Q | 01 | I | 415,000 | 039 | HOMESTEAD | 2024 | 25000 |
| | 4620 0414 | 04-28-2015 | WD | U | U | I | 140,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| | 1342 0638 | 01-01-1995 | WD | Q | Q | I | 110,300 | | | | |
| 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 | 219,985 | 16,467 | 324,452 | 0 | 324452 | 50,000.00 | 274452 | 299452 | 324,452 | |

Parcel Notes

1342/638 JAYMARK TO HECTOR M COLON & BETSY Y MEDINA HW
 99FC NO CHANGE RS 051999
 02FC LAND FROM FF DUE TO SALES RS 102901
 06X HECTOR M COLON CHANGED ADDRESS TO PHYSICAL ADDRESS
 11X HECTOR M COLON & BETSY Y MEDINA CHANGED ADDRESS TO PO BOX 533741 ORLANDO 32853 PER TAX OFFICE
 11X HECTOR COLON & BETSY MEDINA MOVED 030111 AND RENTED 040111 PER LETTER DTD 042611
 4620/414 HECTOR M COLON & BETSY Y MEDINA TO MEAGAN L & DARREN HARGROVE HW
 15X COURTESY HX CARD SENT 052115
 15SALE ORB 4620/414 U SALE MLS G4706103 STATES SHORT SALE SCANNED CRA 061215
 16X COURTESY HX CARD SENT 012716
 16IT SKETCH APPEARS CORRECT SFR NEEDED TLC AT TIME OF SALE NEEDED PAINT NEW FLOORING FIXTURES COND FROM 3 XFIX FROM 0
 PER MLS G4706103 CRA 061215
 6260/1040 MEAGAN L & DARREN HARGROVE TO KENNETH FRANKLIN & KAREN ELIZABETH MANN HW
 24CC EFILE HX APP CP 022224

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Alternate Key 3670752
Parcel ID 12-22-25-1600-000-00300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0411 comp 3
PRC Run: 12/10/2024 By
Card # 1 of 1

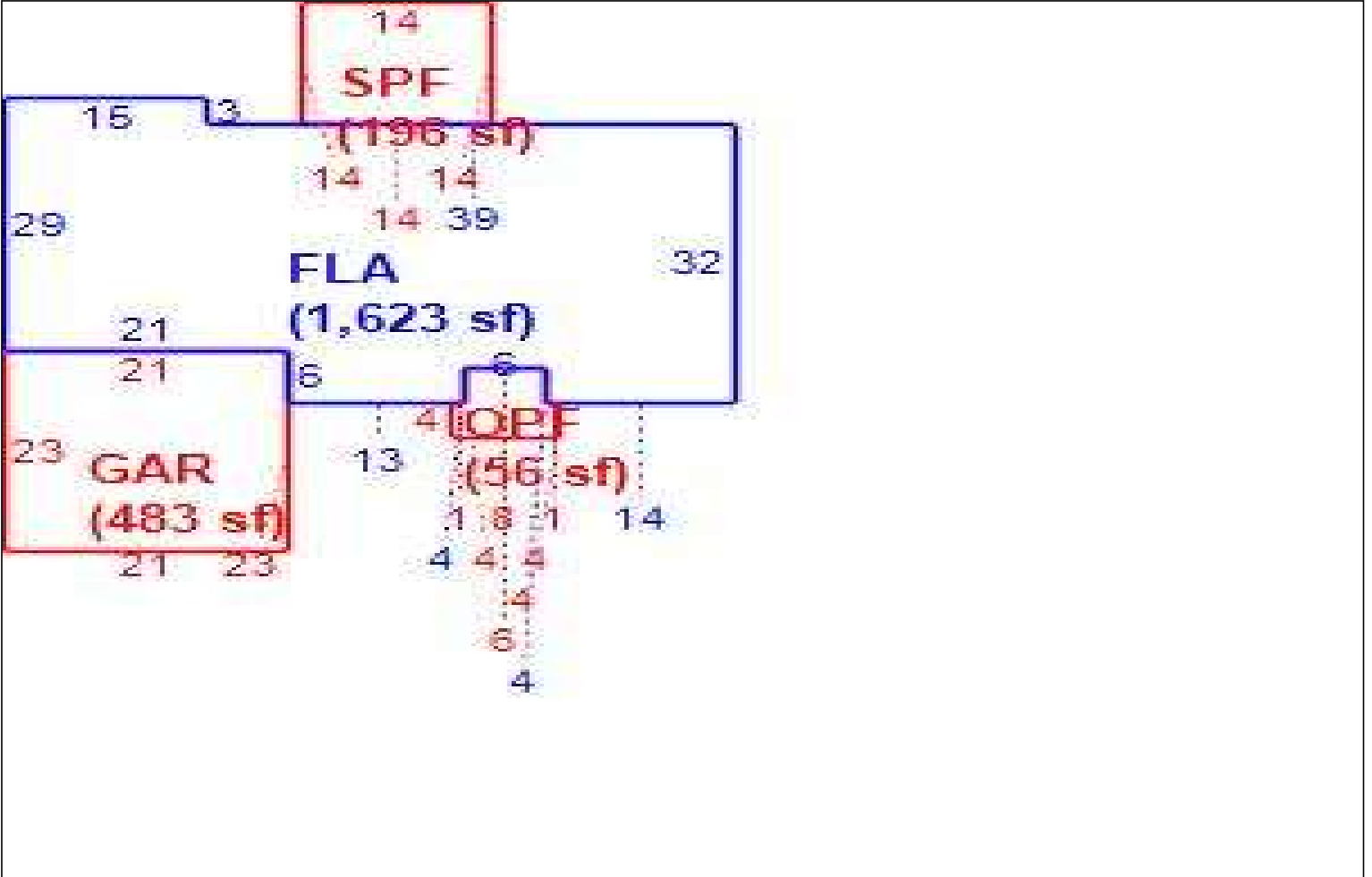
| Current Owner | | |
|---------------------|----|-------|
| THORNE JOHN & JULIA | | |
| 601 PARK VALLEY CIR | | |
| MINNEOLA | FL | 34715 |

| Property Location | | |
|----------------------------------|---------------|-----------------|
| Site Address 601 PARK VALLEY CIR | | |
| MINNEOLA FL 34715 | | |
| Mill Group 00MI | NBHD 0513 | |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | LPD 01-24-201 |

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 3 PB 36 PGS 35-36 ORB 6255 PG 274

| 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 | 30,500.00 | 0.0000 | 3.00 | 1.000 | 1.000 | 0 | 91,500 | | |
| Total Acres | | | | 0.00 | JV/Mkt | | | | 0 | Total Adj JV/Mkt | | | | 91,500 |
| Classified Acres | | | | 0 | Classified JV/Mkt | | | | 91,500 | Classified Adj JV/Mkt | | | | 0 |

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 214,859 Deprec Bldg Value 208,413 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 | 3 | | |
| FLA | FINISHED LIVING AREA | 1,623 | 1,623 | 1623 | 1996 | 1623 | No Stories | 1.00 | Full Baths | 2 | | |
| GAR | GARAGE FINISH | 0 | 483 | 0 | Base Rate | 106.22 | Quality Grade | 665 | Half Baths | 0 | | |
| OPF | OPEN PORCH FINISHE | 0 | 56 | 0 | Building RCN | 214,859 | Wall Type | 03 | Heat Type | 6 | | |
| SPF | SCREEN PORCH FINIS | 0 | 196 | 0 | Condition | EX | Foundation | 3 | Fireplaces | 0 | | |
| | | % Good | | | 97.00 | Functional Obsol | | | Roof Cover | 3 | Type AC | 03 |
| | | TOTALS | 1,623 | 2,358 | 1,623 | Building RCNLD | 208,413 | | | | | |

Alternate Key 3670752
 Parcel ID 12-22-25-1600-000-00300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0411 comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

| Miscellaneous Features | | | | | | | | | |
|--|-----------------------------|---------|------|------------|----------|-----------|----------|-------|-----------|
| *Only the first 10 records are reflected below | | | | | | | | | |
| Code | Description | Units | Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |
| POL2 | SWIMMING POOL - RESIDENTIAL | 351.00 | SF | 35.00 | 2002 | 2002 | 12285.00 | 85.00 | 10,442 |
| PLD2 | POOL/COOL DECK | 507.00 | SF | 5.38 | 2002 | 2002 | 2728.00 | 70.00 | 1,910 |
| SEN2 | SCREEN ENCLOSED STRUCTURE | 1632.00 | SF | 3.50 | 2004 | 2004 | 5712.00 | 50.00 | 2,856 |

| Building Permits | | | | | | | | | |
|------------------|--------------|------------|------------|--------|------|-------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2013 | 9-12-01 | 01-19-2012 | 02-04-2013 | 2,810 | 0003 | STORAGE UNIT | 02-04-2013 | | |
| 2003 | 0005-02-01BE | 01-01-2002 | 04-05-2003 | 16,904 | 0000 | 13X27 POOL | | | |
| 1997 | 120926 | 01-01-1996 | 12-01-1996 | 83,265 | 0000 | SFR 601 PARK VALLEY CIR | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023150051 | 6255 | 0274 | 12-05-2023 | WD | Q | 01 | I | 390,000 | | | |
| 2018004736 | 5053 | 0372 | 01-05-2018 | WD | Q | Q | I | 205,000 | | | |
| | 4705 | 2237 | 11-10-2015 | QC | U | U | I | 100 | | | |
| | 4692 | 0132 | 09-25-2015 | WD | Q | Q | I | 170,000 | | | |
| | 3318 | 0123 | 11-17-2006 | WD | Q | Q | I | 260,000 | | | |
| 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 | |
| 91,500 | 208,413 | 15,208 | 315,121 | 0 | 315121 | 0.00 | 315121 | 315121 | 315,264 | |

Parcel Notes

97FC QG FROM 500 RS 041197
 02 QG FROM 475 FER 032702
 03FC QG FROM 500 ADD POL & PLD TO MISC JWP 040503
 04FC LOC FROM 125 QG FROM 535 JWP 060304
 2850/2322 PAUL JR & SHERRY L JUTKOFKY TO PAUL & NATALIE FRANCA HW
 06FC NO CHGS TO SFR QG FROM 600 DN 051606
 13FC UBU IS APPROX 6X6 PLASTIC ADD SEN NPA FROM OUTSIDE LOCKED WOODEN FENCE UBU NOT ADDED MANY ANGLES ON POL SF OK DN 020413
 4692/132 MICHAEL & JORJA GUERRA TO STEPHEN MISCIAGNO
 4692/132 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL SHORT SALE
 16X COURTESY HX CARD SENT 102115
 4705/2237 STEPHEN MISCIAGNO TO AUGIE 84 PROPERTIES LLC
 17TR VACANT 601 PARK VALLEY CIR MINNEOLA FL 34715 7932
 17 MAILING ADDR CHGD PER SUNBIZ INFO SCANNED CB 090717
 5053/372 AUGIE 84 PROPERTIES LLC TO THOAMS & CAROL A DULKIS HW
 18X COURTESY HX CARD SENT 022118
 19X COURTESY HX CARD SENT 010219
 21TR KEYED FORWARDING ADDR OF 9174 SE 125TH LOOP SUMMERFIELD FL 34491 9742
 6255/274 THOMAS & CAROL A DULKIS TO JOHN & JULIA THORNE HW

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