



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3783630*

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 #	<i>2024-0435</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; BTR SCATTERED SITE OWNER 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>17-22-26-0500-000-02100 1040 SCENIC VIEW</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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Parent/grandparent reduction			
<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"/> 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 # 2024-0435	Alternate Key: 3783630	Parcel ID: 17-22-26-0500-000-02100
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 1040 SCENIC VIEW CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name BTR SCATTERED SITE OWNER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 305,153	\$ 305,153
2. Assessed or classified use value, *if applicable	\$ 305,153	\$ 305,153
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 305,153	\$ 305,153

*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#	3783630	3726553	3774779	3774991
Address	1040 SCENIC VIEW CIR MINNEOLA	927 HATTERAS AVE MINNEOLA	1010 ARBOR HILL CIR MINNEOLA	943 ARBOR HILL CIR MINNEOLA
Proximity		0.48 Miles	0.14 Miles	0.21 Miles
Sales Price		\$374,900	\$365,000	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	3.20%	1.20%
Adjusted Sale		\$320,165	\$321,930	\$327,560
\$/SF FLA	\$201.42 per SF	\$222.34 per SF	\$210.00 per SF	\$217.21 per SF
Sale Date		11/27/2023	4/24/2023	9/28/2023
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	1,515	1,440	3750	1,533	-900	1,508	350
Year Built	1999	1997		1997		1998	
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	N	0	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%	3750	-Net Adj. 0.3%	-900	-Net Adj. 6.0%	-19650
		Gross Adj. 1.2%	3750	Gross Adj. 0.3%	900	Gross Adj. 6.2%	20350
Adj. Sales Price	Market Value \$305,153	Adj Market Value	\$323,915	Adj Market Value	\$321,030	Adj Market Value	\$307,910
	Value per SF 201.42						

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.

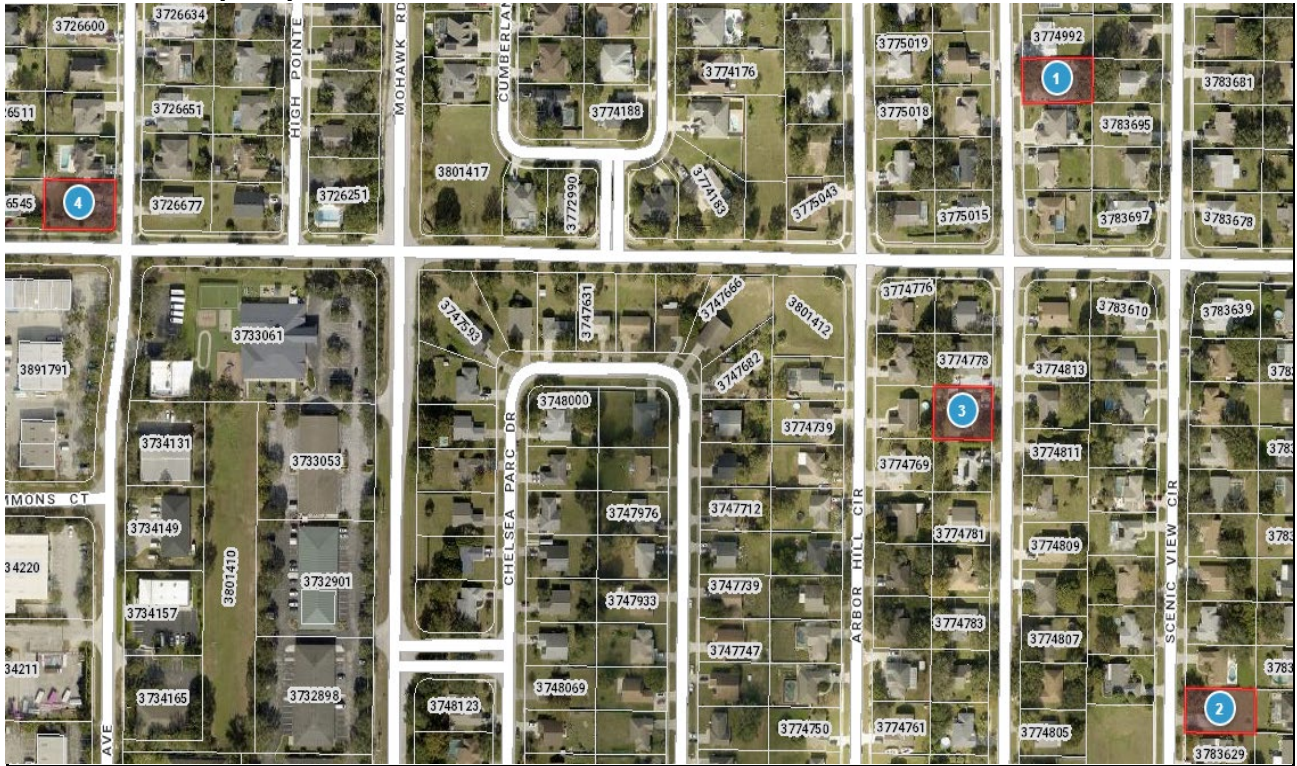
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0435 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3783630	1040 SCENIC VIEW CIR MINNEOLA	-
2	Comp 1	3726553	927 HATTERAS AVE MINNEOLA	0.48
3	Comp 2	3774779	1010 ARBOR HILL CIR MINNEOLA	0.14
4	Comp 3	3774991	943 ARBOR HILL CIR MINNEOLA	0.21
5				
6				
7				
8				

Alternate Key 3783630
 Parcel ID 17-22-26-0500-000-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0435 subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

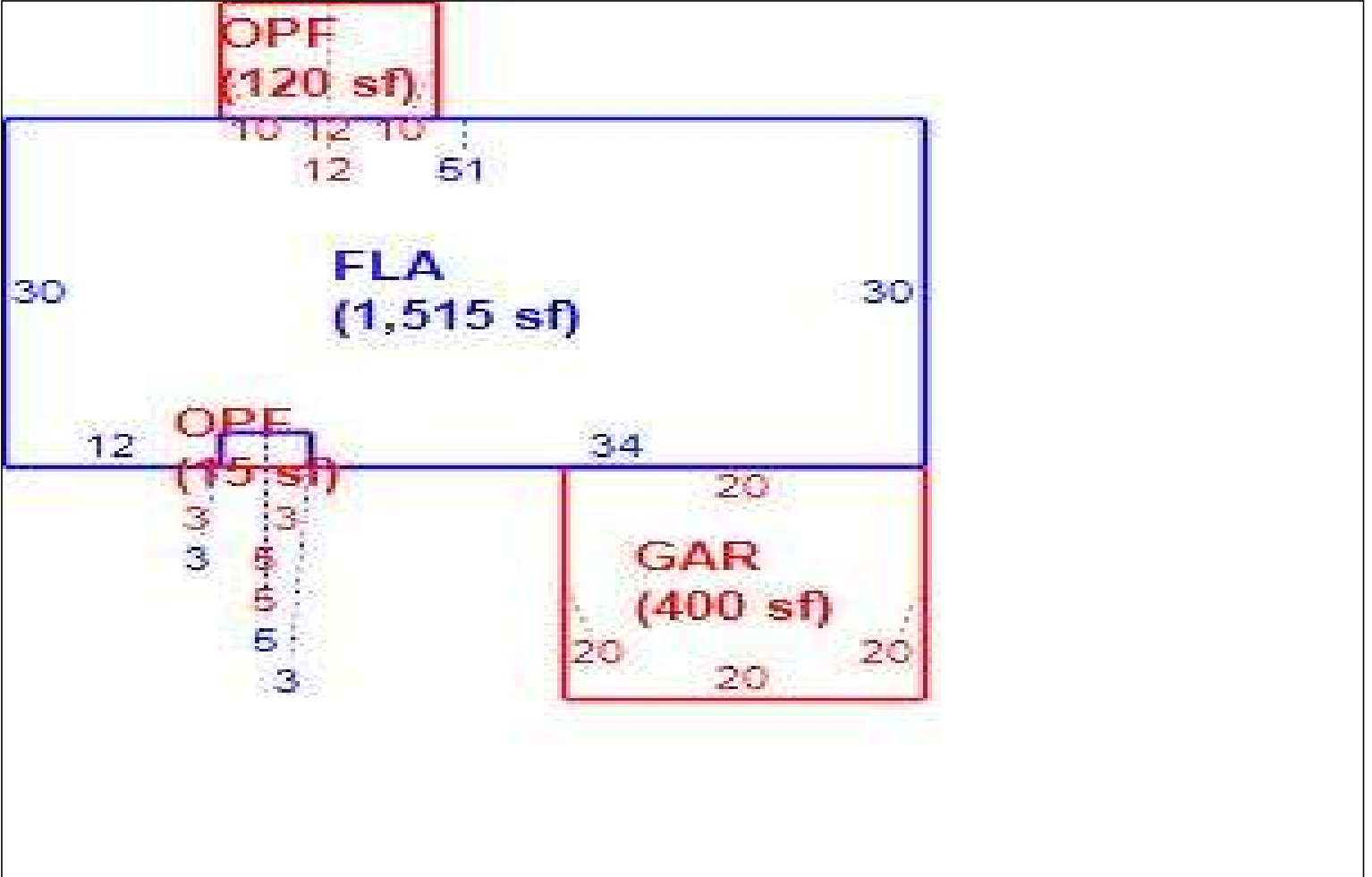
Current Owner		
BTR SCATTERED SITE OWNER LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 1040 SCENIC VIEW CIR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, EASTRIDGE PHASE I LOT 21 PB 41 PGS 1-3 ORB 5967 PG 648

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 236,036
Deprec Bldg Value 217,153		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	1,515	1,515	1515	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	126.37	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	236,036	Wall Type	03	Heat Type	6
TOTALS		1,515	2,050	1,515	0	Foundation	3	Fireplaces	0
					0	Roof Cover	3	Type AC	03

Alternate Key 3783630
 Parcel ID 17-22-26-0500-000-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0435 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	
2007	SALE	01-01-2006	02-26-2007	1	0000	CHECK VALUES	02-26-2007		
2000	9960155	06-04-1999	12-01-1999	1	0000	SFR/1036 SCENIC VIEW CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022076174	5967 0648	05-25-2022	WD	Q	05	I	1,702,300					
2022001168	5869 0759	12-27-2021	WD	Q	01	I	290,000					
	3251 0691	08-24-2006	WD	Q	I	I	229,900					
	1765 2202	10-28-1999	WD	Q	Q	I	102,900					
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	217,153	0	305,153	0	305153	0.00	305153	305153	305,153	

Parcel Notes

00 FC REMOVED 87 LOC RS 110999
 LOC FROM 112 FER 051200
 3251/691 MITCHELL B & SUELLEN H SANDERS TO PEGGY R KEARNS SINGLE
 07FC LOC FROM 168 QG FROM 620 JSB 022607
 5869/759 PEGGY R KEARS TO VM PRONTO LLC
 5967/648 M SALE INCL AK3533437 AK3783630 AK3247353 AK1821690 AK1664667 VM PRONTO LLC TO BTR SCATTERED SITE OWNER LLC

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0435 comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

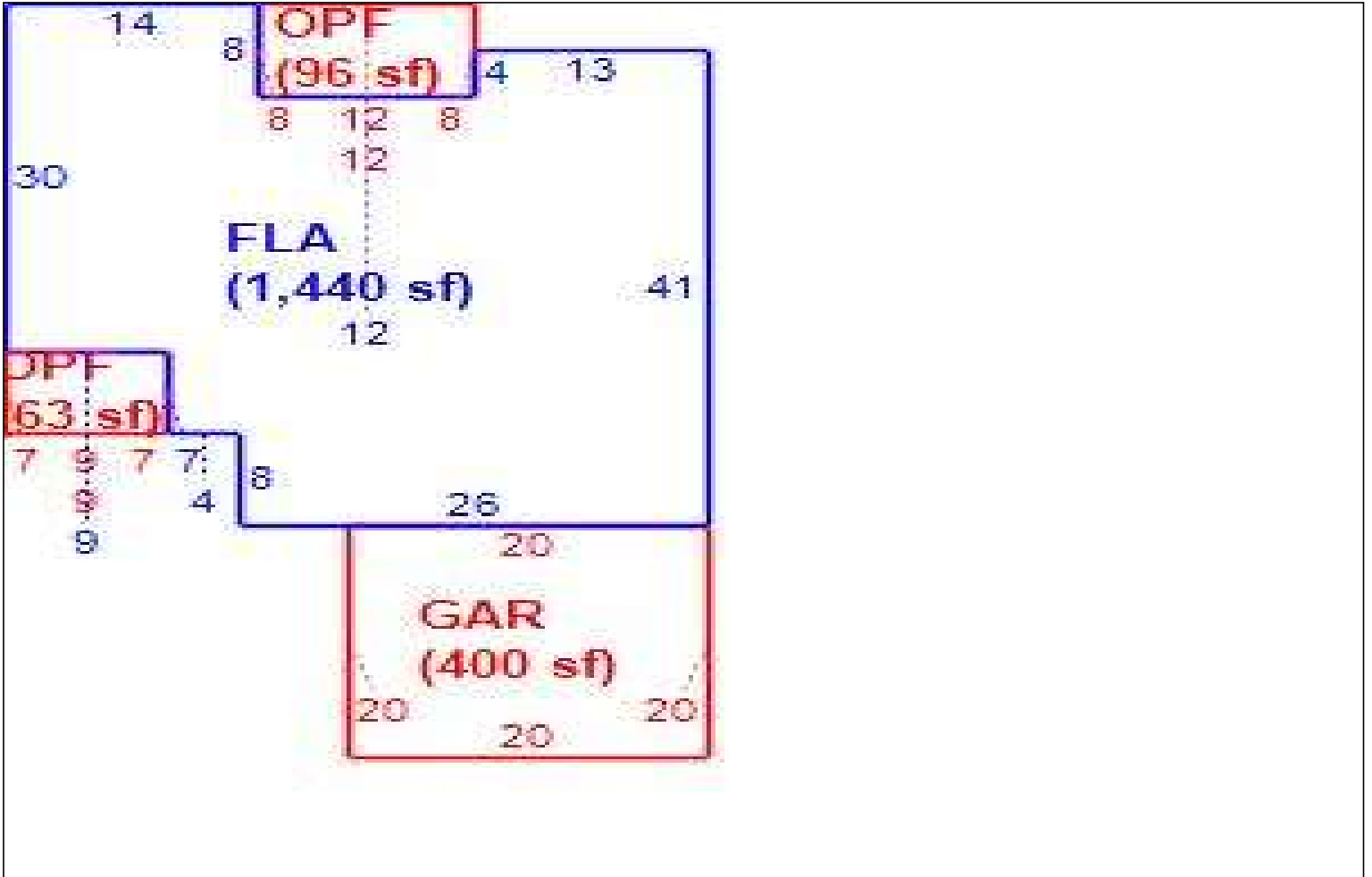
Current Owner		
JECINO JESSICA A ET AL		
927 HATTERAS AVE		
MINNEOLA	FL	34715

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	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,440	1,440	1440	1997	1440	127.77	EX	97.00	0	228,721	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	400	0								Quality Grade	690	Half Baths 0
OPF	OPEN PORCH FINISHE	0	159	0								Wall Type	03	Heat Type 6
TOTALS		1,440	1,999	1,440							221,859	Foundation	3	Fireplaces 0
												Roof Cover	3	Type AC 03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0435 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	
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	309,859	

Parcel Notes

1896/1207 GREIG M & TINA M SMITH HW
 5313/528 GREIG M & TINA M SMITH TO TANNER EVAN HULLINGER UNMARRIED AND LYNDSEY STEED UNMARRIED JTWROS
 19X COURTESY HX CARD SENT 092019
 20X COURTESY HX CARD SENT 010320
 20 EAG FROM 2 ADT 021920
 6253/854 TANNER & LYNDSEY HULLINGER TO ET AL JESSICA ALMA JECINO UNMARRIED AND ANTHONY COLINDRES UNMARRIED AND MARIA BALDIZON SINGLE JT
 24CC EFILE HX APP CP 022724

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Alternate Key 3774779
 Parcel ID 17-22-26-2000-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0435 comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

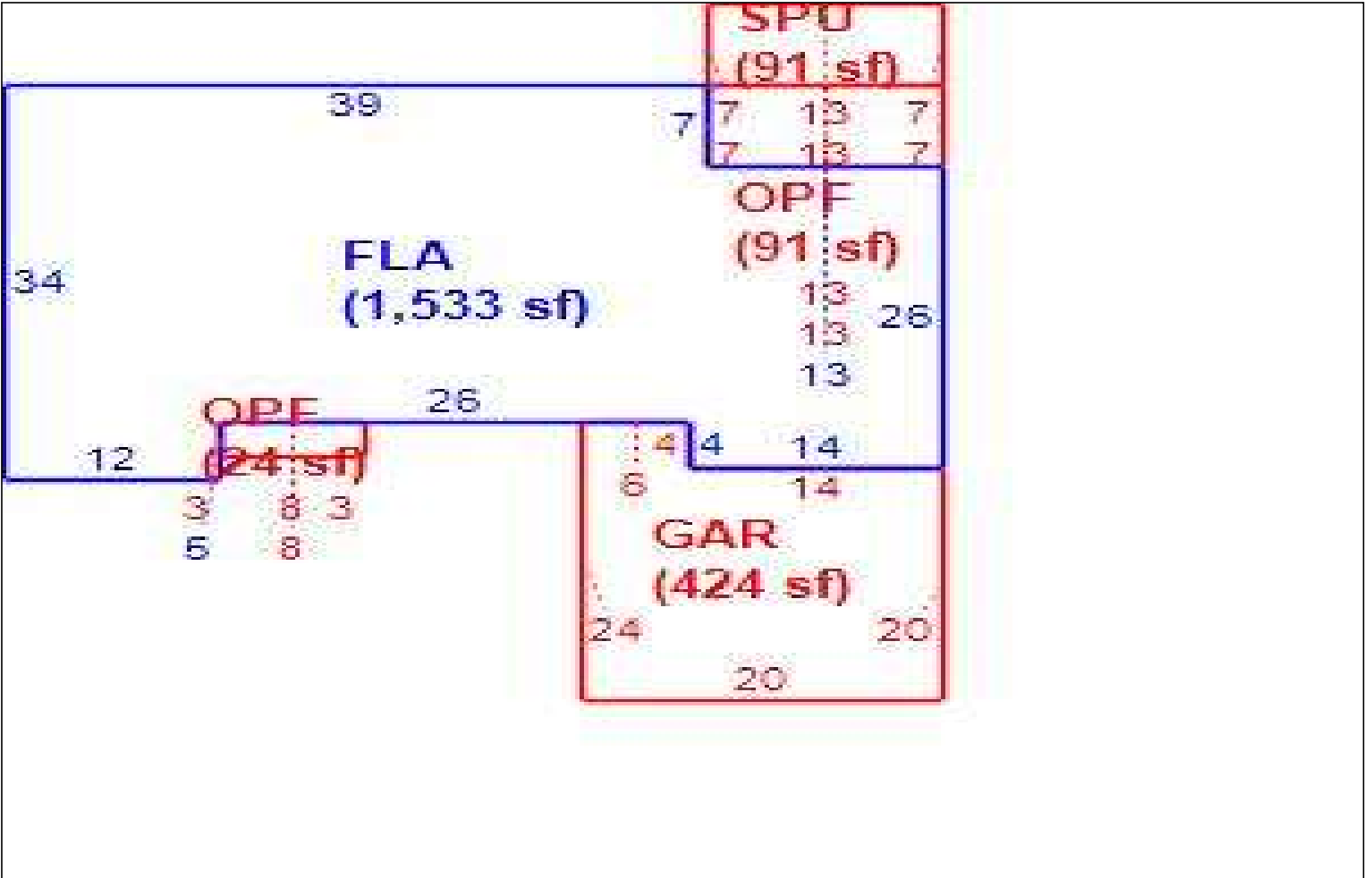
Current Owner		
HERNANDEZ CARLOS J & DIAMOND E		
1010 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 1010 ARBOR HILL CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 MINNEOLA, THE ARBORS PHASE I SUB LOT 27 PB 38 PG 63 ORB 6132 PG 2326

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 254,723 Deprec Bldg Value 247,081 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	1,533	1,533	1533	1997					
GAR	GARAGE FINISH	0	424	0						
OPF	OPEN PORCH FINISHE	0	115	0						
SPU	SCREEN PORCH UNFIN	0	91	0						
TOTALS		1,533	2,163	1,533						
					Effective Area	1533	No Stories	1.00	Full Baths	2
					Base Rate	134.16	Quality Grade	700	Half Baths	0
					Building RCN	254,723	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	247,081				

Alternate Key 3774779
 Parcel ID 17-22-26-2000-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0435 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	SALE	01-01-2019	05-15-2020		1 0099	CHECK VALUE	05-15-2020		
2014	SALE	01-01-2013	05-14-2014		1 0099	CHECK VALUE	04-01-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049483	6132 2326	04-24-2023	WD	Q	01	I	365,000					
2023027724	6105 2153	03-09-2023	WD	Q	01	I	325,000					
2019026370	5246 1494	03-01-2019	WD	Q		I	230,000					
2019005080	5223 0598	01-08-2019	PO	U	U	I	0					
	4348 0752	06-28-2013	WD	Q	Q	I	139,000					
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	
88,000	247,081	0	335,081	0	335081	0.00	335081	335081	335,081	

Parcel Notes

00FC LAND FROM FF QG FROM 475 RS 022400
 03FC QG FROM 550 070902 WGL
 03 QG FROM 565 FER 022103
 3517/705 MILES & NICOLE BEDINGFIELD TO THOMAS J MILLER UNMARRIED AND MARY L MILLER UNMARRIED ONLY
 4331/1943 THOMAS J MILLER AND MARY MILLER TO ARMAN HEDAYAT MARRIED
 4348/752 ARMAN HEDAYAT TO THOMAS ANGELINI JR
 13SALE 4331/1943 U SALE PER MLS LISTING O5126596 WAS SHORT SALE INFO SCANNED FD 071513
 13TRIM MLS LISTING O5126596 AND O5165969 CRA 102113
 14FC ADD SPU5 7X13 NPA SFR IN VERY GOOD COND SUB UPDATED IN MASS CRA 040114
 14X CIVDX BELONGS TO THOMAS ANGELINI JR
 18 THOMAS MARTIN ANGELINI JR 62 DECEASED 111717 STATE DEATH LIST FILE 2017181253 SHH 012318
 18TR UNCLAIMED 1010 ARBOR HILL CIR MINNEOLA FL 34715 8187
 5223/598 ORDER OF SUMM ADMIN FOR EST OF THOMAS MARTIN ANGELINI JR PROP TO THOMAS MARTIN ANGELINI III
 5246/1494 THOMAS MARTIN ANGELINI III TO LILLIAN ORTIZ UNMARRIED
 19X COURTESY HX CARD SENT 032219
 20 MLS O5754970 ADT 102419
 20 EAG FROM 2 ADT 102419
 6105/2153 LILLIAN ORTIZ AKA PASTRANA & ROSENDO PASTRANA TO TITLE MANAGER LLC AS TTEE OF THE 1010 ARBOR HILL CIRCLE TRS DTD 030223
 6132/2326 TITLE MANAGER LLC AS TTEE OF THE 1010 ARBOR HILL CIR TRS DTD 030223 TO CARLOS JAVIER & DIAMOND ELIZ HERNANDEZ HW

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Alternate Key 3774991
 Parcel ID 17-22-26-2005-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0435 comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

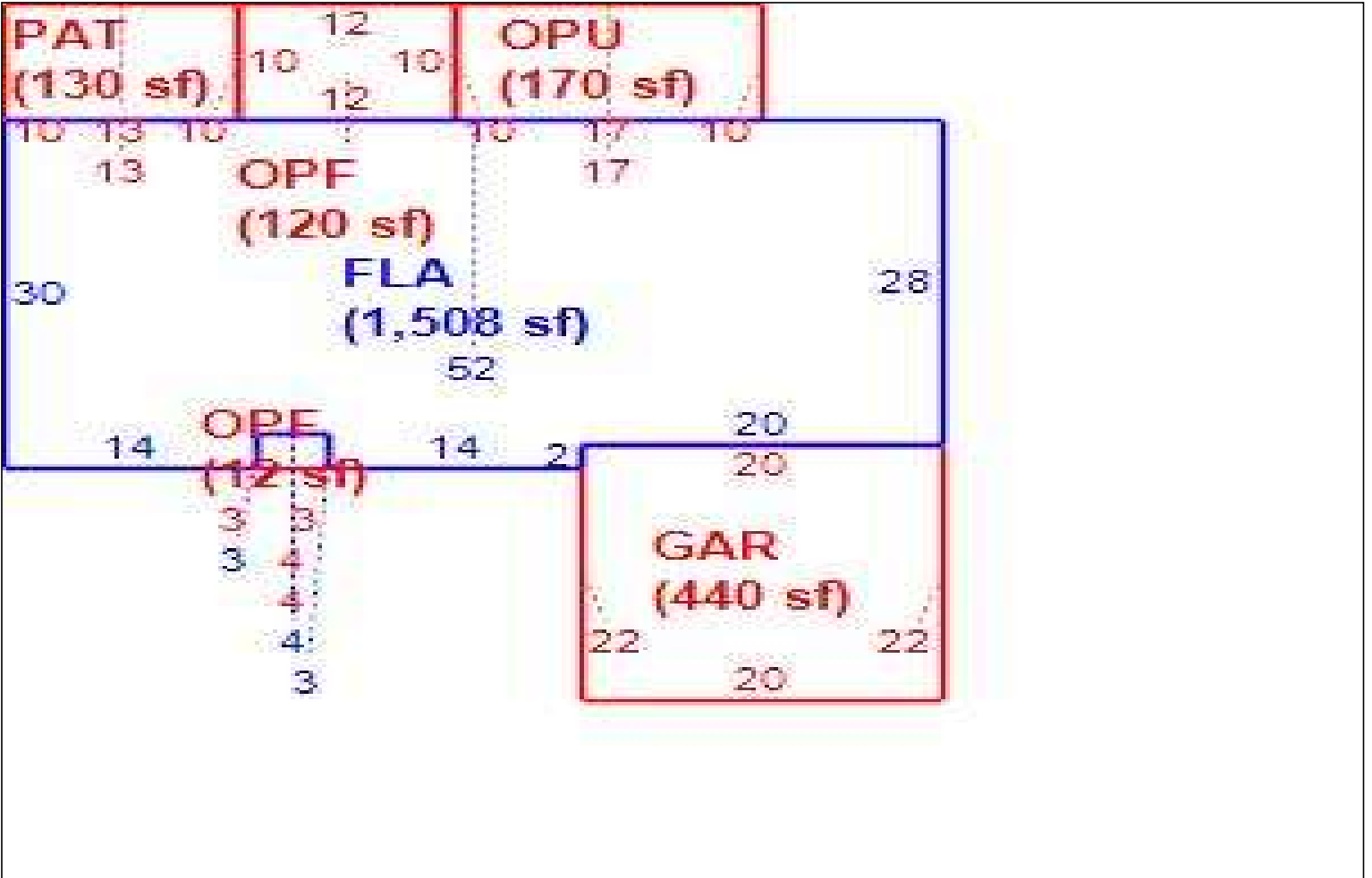
Current Owner		
AKINS PETER & RITA C		
943 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 943 ARBOR HILL CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 MINNEOLA, THE ARBORS PHASE 2 SUB LOT 59 PB 39 PG 47 ORB 6217 PG 1872

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 253,564 Deprec Bldg Value 230,743 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	1,508	1,508	1508	1998				
GAR	GARAGE FINISH	0	440	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	132	0		Base Rate	134.66		
OPU	OPEN PORCH UNFINIS	0	170	0		Building RCN	253,564	Quality Grade	700
PAT	PATIO UNCOVERED	0	130	0		Condition	G	Wall Type	03
						% Good	91.00	Heat Type	6
						Functional Obsol	0	Foundation	3
						Building RCNLD	230,743	Fireplaces	0
								Roof Cover	3
								Type AC	03
TOTALS		1,508	2,380	1,508					

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	384.00	SF	35.00	2003	2003	13440.00	85.00	11,424
PLD2	POOL/COOL DECK	312.00	SF	5.38	2003	2003	1679.00	70.00	1,175
SEN2	SCREEN ENCLOSED STRUCTURE	1569.00	SF	3.50	2003	2003	5492.00	47.50	2,609
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700
UBF3	UTILITY BLDG FINISHED	96.00	SF	10.50	2003	2003	1008.00	60.00	605

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1611-23-12	12-01-2023	04-23-2024	11,827	0002	REPL WINDOW	04-23-2024		
2014	SALECVD	01-01-2013	05-14-2014	1	0098	AVG N FORECLOSURE/BANK	04-01-2014		
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE			
2004	357-03-06B	05-27-2003	04-23-2004	4,000	0000	POOL SEN			
2004	27-03-01B	01-16-2003	04-23-2004	13,500	0000	POOL			
1999	8040903	04-01-1998	12-01-1998	81,900	0000	SFR/943 ARBOR HILL CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118912	6217 1872	09-28-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
2016089261	4826 1261	08-12-2016	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4394 2467	10-07-2013	WD	U	U	I	150,000				
	4394 2466	07-11-2013	QC	U	U	I	100				
	4333 0514	05-23-2013	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	
88,000	230,743	17,513	336,256	0	336256	50,000.00	286256	311256	336,393	

Parcel Notes

00FC LAND FROM FF QG FROM 475 RS 022400
 2214/1285 ROBERT G & MARGARET P EVANS TO JANICE & CLIFFORD D HAMILTON WH
 03 QG FROM 565 FER 022103
 04FC QG FROM 575 ADD OPU5 CAN6 POL PLD PLH SEN UBF PUG IS FOR WATER SPRAYERS TILES AND RAISED PLD LG 042304
 2965/1743 CLIFFORD D & JANICE E HAMILTON TO JILL BURNETT SINGLE
 06X JILL BURNETT MARRIED RUSSELL JOHN STEINER 121005 INTERNET MARRIAGE LIST
 06FC LOC FROM 120 QG FROM 590 JSB 041306
 11X JILL STEINER RENEWAL CARD RETURNED 351 E SOUTH ST DU QUOIN IL 62832
 11X DENY
 4333/514 CT VS JILL A STEINER AKA BURNETT PROP SOLD TO GMAC MTG LLC
 4394/2466 GMAC MORTGAGE LLC TO FEDERAL HOME LOAN MTG CORP
 4394/2467 FEDERAL HOME LOAN MTG CORP TO JONATHAN & MELISSA LEE HW
 14 MLS LISTING 05175274 CRA 013114
 14FC CAN6 FROM 10X17 UBF FROM 104SF SFR NEEDS PAINT SUB UPDATED IN MASS CRA 040114
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4826/1261 JONATHAN & MELISSA LEE TO SANDRA TURLEY-THORHAUGE AND PALLE M LUND HW
 16X COURTESY HX CARD SENT 092116
 17X COURTESY HX CARD SENT 122216
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6217/1872 SANDRA TURLEY-THORHAUGE & PALLE M LUND TO PETER & RITA CLAIRE ATKINS HW
 24X HX GRANTED FOR PETER ONLY PENDING SPOUSES 2ND FORM OF FL RES NO VOTER INFO FOUND KCH 052124

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