

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 367/5//

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.

	GOMBIEN	ad BACATA	rkof The Wal	MENDASIM	nteoard(WAE)	
Petition# 20	24-043	4	County Lake	Т	ax year 2024	Date received	9.12.24
		.1601					
PART 1. Taxpaye	er Information						
Taxpayer name: All	MH_Home; CPI Amhe	erst SFR Progra	ım Owner, LLC	Representative: I	Ryan, LLC c/c	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Se Scottsdale, AZ		Ste 650	Parcel ID and ' physical address or TPP account #	1722261225 908 Palm Fo		
Phone 954-740-6	240			Email	ResidentialA	ppeals@ryan.co	m
The standard way							☐ fax.
	petition after the at support my sta		dline. I have attac	hed a statement of	of the reasons	I filed late and ar	ıy
your evidence t evidence. The	o the value adjust VAB or special m	ment board o agistrate ruli	clerk. Florida law a ng will occur unde	red. (In this instance flows the property a rethe same statuto	appraiser to cro ry guidelines a	oss examine or ob as if you were pres	ject to your sent.)
Type of Property Commercial			and miscellaneou orclassified use	is High-water re Vacant lots and	-	Historic, commercia Business machiner	•
						Dusi less mad il ler	/, equipment
PART 2. Reason				one, file a separ			
Real property \ Denial of classi	•):☑decrease	increase	Denial of exe	mption Select	or enter type:	
	ot substantially co	(You must l 194.034, F.S	have timely filed	(Include a dat a∐Qualifying impro	e-stamped cop ovement (s. 193 control (s. 193.1	nption or classific py of application. .1555(5), F.S.) or o 155(3), 193.1554(5) hange of
				rcels, or accounts 1(3)(e), (f), and (g		erty appraiser's	
by the reques group.	sted time. For sing	le joint petitic	ons for multiple un	r case. Most heari its, parcels, or acc	ounts, provide t	the time needed fo	
☐ My witnesses	s or I will not be a	vailable to a	ttend on specific	dates. I have atta	ched a list of d	ates.	
You have the right evidence directly to appraiser's eviden	o the property ap	praiser at le	ast 15 days befor	e the hearing and			
You have the right of your property re information redact to you or notify you	cord card contained. When the pro	ning informat operty apprai	tion relevant to th	e computation of	your current as	ssessment, with	confidential

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 authorizi without attaching a completed power of attorney or authorization for rewritten authorization from the taxpayer is required for access to confidentiation.	epresentation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any con Under penalties of perjury, I declare that I am the owner of the proper 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 employeeresentatives.		ng licensed
I am (check any box that applies):	(toyngyer or an offiliated entit	w)
	(taxpayer or an affiliated entit	у).
A Florida Bar licensed attorney (Florida Bar number	<i>).</i>	6182
A Florida real estate appraiser licensed under Chapter 475, Florid).
☐ A Florida real estate broker licensed under Chapter 475, Florida S	·	
A Florida certified public accountant licensed under Chapter 473,		
I understand that written authorization from the taxpayer is required fo appraiser or tax collector.	r access to confidential informatio	on from the property
Under penalties of perjury, I certify that I have authorization to file this am the owner's authorized representative for purposes of filing this penunder s. 194.011(3)(h), Florida Statutes, and that I have read this pet	etition and of becoming an agent f	for service of process
Robert I. Penton R	obert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	3. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	A 8 100 100 100 100 100 100 100 100 100 1
Complete part 5 if you are an authorized representative not listed in page 2.	art 4 above.	
☐ I am a compensated representative not acting as one of the licens AND (check one)		s listed in part 4 above
\square Attached is a power of attorney that conforms to the requirements taxpayer's authorized signature OR \square the taxpayer's authorized sign		xecuted with the
I am an uncompensated representative filing this petition AND (che	eck one)	
the taxpayer's authorization is attached OR the taxpayer's aut	horized signature is in part 3 of the	is form.
I understand that written authorization from the taxpayer is required fappraiser or tax collector.	or access to confidential informati	ion from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(h), Floracts stated in it are true.		
Signature, representative	Print name	Date
<u></u>		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŀ	2024-0436		Alternate Ke	ey: 3671511	Parcel	D: 17-22-26-12): 17-22-26-1225-000-20100		
Petitioner Name	Robert	Peyton, Rya	ın LLC	D	222 541		Check if M	ultiple Parcels		
The Petitioner is:	Taxpayer of Rec	cord Tax	payer's agent	Property Address		/I FOREST LN INEOLA				
Other, Explain:				Address	IVIII	INEOLA				
Owner Name	PI/AMHERST SI	FR PROGRA	AM OWNER LL	Value from	Value befor	re Board Actio	n			
				TRIM Notice		nted by Prop App	· I Value atter	Board Action		
1. Just Value, red	uired			\$ 303,94	45 \$	303,94	15			
2. Assessed or c		ue *if annli	cable	\$ 259,13	<u> </u>	259,13				
3. Exempt value,			Cable	\$ 259,10	50 ψ	209, 10	50			
-		ie			-	250.46	20			
4. Taxable Value,				·		259,13	30			
*All values entered	d should be count	iy taxable va	lues, School and	d other taxing	authority values	s may differ.				
Last Sale Date		Pric	ce:		Arm's Length	Distressed	Book	Page		
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	able #3		
AK#	36715		3590	759	3593		3726			
Address	908 PALM FO		800 FOREST	WOOD DR	834 MAPLE F	OREST AVE	927 HATTE	RAS AVE		
	MINNEC	DLA	MINNE		MINNE		MINNE			
Proximity			0.35 N		0.11 N					
Sales Price			\$365,		\$415,					
Cost of Sale			-15		-15					
	¢204.20 p	or CE								
· ·	φ201.29 μ	DEI SF		•		•				
				_		_		_		
Terris or Sale			7 Ains Lengar	Distressed	741113 Echigan	Distressed	Aim's Longar	Distressed		
Value Adi	Doscription		Description	Adjustment	Description	Adjustment	Description	Adjustment		
				_	•	_	•			
	•		, -	2000	· ·	0000		0000		
			_							
Baths	_		_					1		
Garage/Carport	Yes		Yes		Yes		Yes			
Porches	Yes		Yes		Yes		Yes			
Pool	N		N	0	Υ	-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. 0.7%	2300	-Net Adj. 6.7%	-23650	Net Adj. 1.1%	3500		
			Gross Adj. 0.7%	2300	Gross Adj. 6.7%	23650	Gross Adj. 1.1%	3500		
_	Market Value	\$303,945	Adj Market Value	\$315.470	Adj Market Value	\$329,100	Adj Market Value	\$323,665		
Adj. Sales Price		-	-	. ,	-	• •	-	,		
Time Adjust Adjusted Sale \$/SF FLA Sale Date Terms of Sale Value Adj. Fla SF Year Built Constr. Type Condition Baths Garage/Carport Porches Pool Fireplace AC Other Adds Site Size Location	Yes N 0 Central None Lot Sub	\$303,945 201.29	0.80 \$313, \$213.91 10/18/ ✓ Arm's Length Description 1,464 1994 Blk/Stucco Good 2.0 Yes Yes N 0 Central None Lot Sub House Net Adj. 0.7% Gross Adj. 0.7%	0% 170 per SF 2023 Distressed Adjustment 2300 0 0 0 2300	0.00 \$352, \$222.84 12/13/ ✓ Arm's Length [Description 1,583 1994 Blk/Stucco Good 2.0 Yes Yes Yes Yas O Central None Lot Sub House -Net Adj. 6.7% Gross Adj. 6.7%	750 per SF 2023 Distressed Adjustment -3650 -20000 0 0 -23650	0.40 \$320, \$222.34 11/27/ ✓ Arm's Length □ Description 1,440 1997 Blk/Stucco Good 2.0 Yes Yes N 0 Central None Lot Sub House Net Adj. 1.1% Gross Adj. 1.1%	Description		

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.

- Describe Subject
 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:	DATE





Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3671511	908 PALM FOREST LN MINNEOLA	_
2	Comp 1	3590759	800 FORESTWOOD DR MINNEOLA	0.35
3	Comp 2	3593162	834 MAPLE FOREST AVE MINNEOLA	0.11
4	Comp 3	3726553	927 HATTERAS AVE MINNEOLA	0.29
5				
6				
7				
8				

Alternate Key 3671511 Parcel ID

5001 PLAZA ON THE LAKE STE 200

17-22-26-1225-000-20100

Current Owner

 TX

CPI/AMHERST SFR PROGRAM OWNER LLC

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0436 subject 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 908 PALM FOREST LN

MINNEOLA FL 34715

NBHD Mill Group 00MI 0583

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

AUSTIN

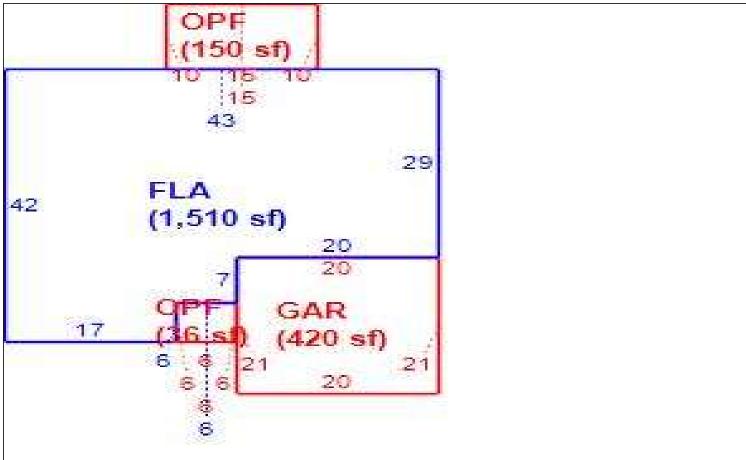
78746

Legal Description

MINNEOLA, LAKEWOOD RIDGE PHASE 6 SUB LOT 201 PB 36 PG 58 ORB 5523 PG 2195

Lan	and Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
	Code	1 1011	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	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		
	Cla	ssified A	cres	0 (Classified JV/Mkt	38,000	000 Classified Adj JV/Mkt				0		

Sketch Bldg 1 1 of 1 Replacement Cost 236,841 Deprec Bldg Value 215,525 0 Sec Multi Story



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1996	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,510 0	1,510 420	1510 0	Effective Area	1510	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	186	0	Base Rate Building RCN	126.46 236,841	Quality Grade	690	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good Functional Obsol	91.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,510	2,116	1,510	Building RCNLD	215,525	Roof Cover	3	Type AC	03

Alternate Key 3671511 Parcel ID 17-22-26-1225-000-20100

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0436 subject 12/10/2024 By

Card # 1

of 1

	Miscellaneous Features *Only the first 10 records are reflected below										
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
UBU3	UTILITY BLDG UNFINISHED	140.00	SF	7.50	2009	2009	1050.00	40.00	420		
	1			Ruilding Per	mite						

				Build	ing Peri	mits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descri	otion	Review Dat	e (CO Date
2014 2005 1997 1996	395-13-11 SALE 9505416 95-5416	11-03-2013 01-01-2004 03-01-1996 10-01-1995	04-09-2014 05-16-2005 12-01-1996 12-01-1995	6,500 1 83,616 83,616	0000	REROOF CHECK VALU SFR SFR	ES		04-09-2014	1	
	Sales Information Exemptions										
Instrum	ent No Bo	ook/Page Sa	ale Date Inst	r Q/U Code \	/ac/lmp	Sale Price	Code	Description	1	Year	Amount

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020088714	5523	2195	08-10-2020	WD	Q	05	!!	1,083,400				
2020041269	5452	0266	04-03-2020	WD	Q	01	!	235,000				
2019026741	5247	0170	03-11-2019	QC	Ü	U	!	100				
	2505 1415	0260 1782	02-06-2004 02-01-1996	WD WD	QQ	Q Q		124,500 93,900				
	1415	1702	02-01-1990	VVD	Q	Q	'	93,900				
										Total		0.00

Val	lue	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	215,525	420	303,945	18905	285040	0.00	285040	303945	303,945

Parcel Notes

99FC QG FROM 450 RS 052099

02FC LAND FROM FF DUE TO SALES QG FROM 475 RS 102901

03 QG FROM 500 FER 030403

2505/260 MICHAEL J & ILENE M TRAHE TO BENJAMIN C & ROXANNE M JOLIN HW

05FC QG FROM 525 JWP 051605

14FC SFR REROOFED SHINGLES STILL HAS FADED PAINT ADD UBU 10X14 NPA CRA 040914

5247/170 ROXANNE JOLIN TO BENJAMIN JOLIN SINGLE

5452/266 BENJAMIN JOLIN TO JEFF 1 LLC

5523/2195 JEFF 1 LLC TO CPI/AMHERST SFR PROGRAM OWNER LLC

5523/2195 M SALE INCL AK3680804 AK3826880 AK3740742 AK3671511

22X RECEIVED DUP HX APP NO CHANGES INFO SCANNED AS 020922

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Alternate Key 3590759

Parcel ID 17-22-26-1205-000-03700 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0436 comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 800 FORESTWOOD DR

MINNEOLA

FL 34715 00MI **NBHD** 0583

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Current Owner

PERSAD DARREN & DARRIAN RICE

800 FORESTWOOD DR

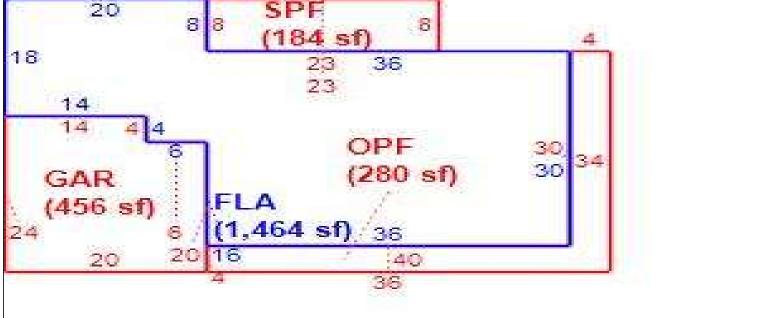
CLERMONT FL 34715

Legal Description

MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 37 PB 35 PGS 8-9 ORB 6233 PG 1853

Lan	d Lines												
LL	Use Code	Front	Depth	Note Ad	l linite		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00	T	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
	Total Acres 0.00 JV/Mkt Classified Acres 0 Classified JV/Mkt						000			l Adj JV/Mk I Adj JV/Mk			88,000 0

Sketch Bldg 1 1 of 1 Replacement Cost 237,969 Deprec Bldg Value 230,830 Multi Story Sec 20



	Building S	Sub Areas			Building Valuati	ion	Cons	Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,464	1,464 456	-	Effective Area	1464	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	280	0	Base Rate	127.32	Quality Crade		Half Baths	_
SPF	SCREEN PORCH FINIS	0	184	0	Building RCN	237,969	Quality Grade	690	nali batris	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	Canadion	3	i ii opiaocs	U
	TOTALS	1,464	2,384	1,464	Building RCNLD	230.830	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0436 comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Missell Property Fortune											
			Mis	scellaneous F	eatures							
		*On	ly the first	t 10 records a	re reflected	below						
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
UBU3	UTILITY BLDG UNFINISHED	120.00	SF	7.50		2013	900.00		405			
0003	OTIETT BEDG GIVE INIGITED	120.00	51	7.50	2013	2013	300.00	45.00	403			
									1			

				Build	ing Perr	nits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2014 2013	096-13-03 87-12-04 9307228	03-27-2013 03-29-2012 12-01-1993	04-03-2014 07-24-2012 12-01-1994	1 6,875 600,037	0003	SHED 10X12 REROOF SHII SFR		04-03-2014 07-24-2012	GO Baile
		Sale	es Information				Exe	nptions	

	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	Ø	01	1	365,000	039	HOMESTEAD	2024	25000
	2020133626	5590	0450	11-19-2020	WD	Q	01	1	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	1	0				
		4076	0447	08-26-2011	WD	U	U	I	90,000				
											Total		50,000.00
_												,	

				Value Su	ımmary				
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

Current Owner

MANN KENNETH F & KAREN E

834 MAPLE FOREST AVE

MINNEOLA 34715

LCPA Property Record Card Roll Year 2025 Status: A

2024-0436 comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 834 MAPLE FOREST AVE

MINNEOLA 00MI

SINGLE FAMILY

FL 34715 NBHD 0583

Property Use

Mill Group

00100

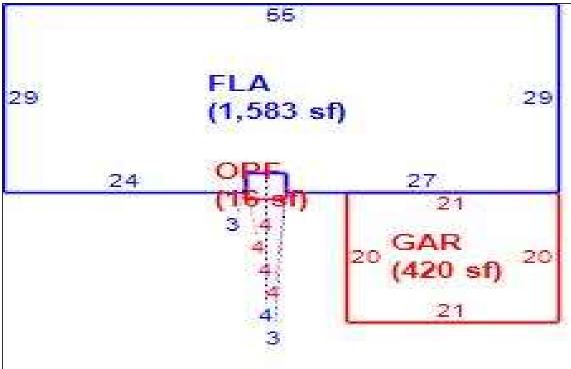
Last Inspection PJF 01-01-202

Legal Description

MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 111 PB 35 PG 10 ORB 6260 PG 1040

Lan	d 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 L	Τ.	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
										 I Adj JV/Mi	t	t 88,000		
	Classified Acres 0				Classified JV/Mkt 88,000				Classified Adj JV/Mkt			0		

Sketch Bldg 1 1 of 1 Replacement Cost 241,742 Deprec Bldg Value 219,985 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
GAR	FINISHED LIVING AREA GARAGE FINISH	1,583 0	1,583 420		Effective Area Base Rate	1583 125.12	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	241,742	Quality Grade	690	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	i oundation	3	i ii opiaces	U
	TOTALS	1,583	2,019	1,583	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

PRC Run: 2024-0436 comp 2 12/10/2024 By

Card # 1 of 1

	TOTAL											
				scellaneous F								
		*On	ly the first	t 10 records a	re reflected	below						
Code	Description	Units	Туре	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			

				Build	ing Perr	nits			
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		SEN+POL			
1995	9405265	10-01-1994	12-01-1994	56,253	0000	SFR			
		Sale	es Information				Exer	nptions	

											I		
				Sales Inform	ation						Exemptions		
Instrume	ent No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
202315	4611	6260 4620 1342	1040 0414 0638	12-13-2023 04-28-2015 01-01-1995	WD WD WD	Q U Q	01 U Q		415,000 140,000 110,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
											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

^{***}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

JECINO JESSICA A ET AL

Parcel ID 17-22-26-0805-000-07000 Current Owner

FL

LCPA Property Record Card Roll Year 2025 Status: A

2024-0436 comp 3 PRC Run: 12/10/2024 By

Card # of 1

Property Location

Site Address 927 HATTERAS AVE

MINNEOLA FL 34715 00MI

NBHD 0583

Last Inspection 00100 SINGLE FAMILY

Mill Group Property Use

PJF 01-01-202

Legal Description

MINNEOLA

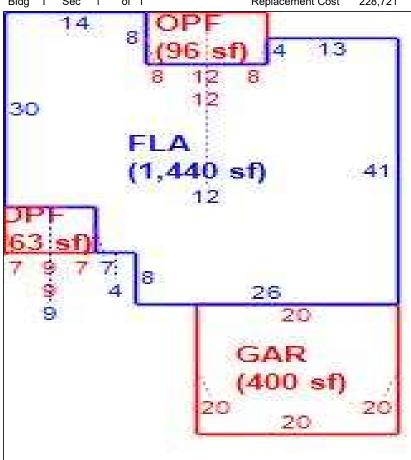
927 HATTERAS AVE

MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 70 PB 37 PGS 19-20 ORB 6253 PG 854

34715

Land Lines														
LL	Use Code	Front	Depth	Not Ad		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/M				lkt 0	Total Adj JV/Mkt						88,000			
Classified Acres			cres	0	C	Classified JV/Mkt 88,000				Classified Adj JV/Mkt				0

Sketch Bldg of 1 Replacement Cost 228,721 Deprec Bldg Value 221,859 Multi Story 0 1 Sec 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1997	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,440 0	1,440 400	1440 0	Effective Area	1440	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	159	0	Base Rate Building RCN	127.77 228,721	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
TOTALS 1,440 1,999		1,999	1,440	Building RCNLD	221,859	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

PRC Run: 2024-0436 comp 3 12/10/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Code Type %Good Description Apr Value **Building Permits** Roll Year CO Date Permit ID Issue Date Comp Date Amount Туре Description Review Date **CHECK VALUE** SALE 01-01-2019 05-15-2020 0099 05-15-2020 2020 9781122 08-01-1997 12-01-1997 79.404 0000 SFR 1998

l					
Exemptions					
Amount					
4 25000					
4 25000					
50,000.00					

Value Summary 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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