



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING
Section 194.011, Florida Statutes 3671511

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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

|  |   |                         |   |
|--|---|-------------------------|---|
| <b>Petition #</b>  | 2024-0436   | Alternate Key: 3671511  | Parcel ID: 17-22-26-1225-000-20100                        |
| <b>Petitioner Name</b>                                     | Robert Peyton, Ryan LLC   | <b>Property Address</b> | 908 PALM FOREST LN<br>MINNEOLA                            |
| The Petitioner is:   | <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: |                         |   |
| <b>Owner Name PI/AMHERST SFR PROGRAM OWNER LL</b>          |   | Value from TRIM Notice  | Value before Board Action<br>Value presented by Prop Appr |
|  |   |                         | Value after Board Action                                  |
| <b>1. Just Value, required</b>                             | \$ 303,945  | \$ 303,945              |   |
| <b>2. Assessed or classified use value, *if applicable</b> | \$ 259,130  | \$ 259,130              |   |
| <b>3. Exempt value, *enter "0" if none</b>                 | \$ -  |                         |   |
| <b>4. Taxable Value, *required</b>                         | \$ 259,130  | \$ 259,130              |   |

\*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>           | 3671511                        | 3590759  | 3593162  | 3726553  |
| <b>Address</b>       | 908 PALM FOREST LN<br>MINNEOLA | 800 FORESTWOOD DR<br>MINNEOLA  | 834 MAPLE FOREST AVE<br>MINNEOLA   | 927 HATTERAS AVE<br>MINNEOLA   |
| <b>Proximity</b>     |                                | 0.35 Miles   | 0.11 Miles   | 0.29 Miles   |
| <b>Sales Price</b>   |                                | \$365,000  | \$415,000  | \$374,900  |
| <b>Cost of Sale</b>  |                                | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                                | 0.80%  | 0.00%  | 0.40%  |
| <b>Adjusted Sale</b> |                                | \$313,170  | \$352,750  | \$320,165  |
| <b>\$/SF FLA</b>     | \$201.29 per SF                | \$213.91 per SF  | \$222.84 per SF  | \$222.34 per SF  |
| <b>Sale Date</b>     |                                | 10/18/2023   | 12/13/2023   | 11/27/2023   |
| <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>           | 1,510                         | 1,464            | 2300             | 1,583            | -3650            | 1,440            | 3500             |
| <b>Year Built</b>       | 1996                          | 1994             |                  | 1994             |                  | 1997             |                  |
| <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                | Y                | -20000           | 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            |                  | 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             |
| <b>Adj. Sales Price</b> | Market Value <b>\$303,945</b> | Adj Market Value | <b>\$315,470</b> | Adj Market Value | <b>\$329,100</b> | Adj Market Value | <b>\$323,665</b> |
|                         | Value per SF 201.29           |                  |                  |                  |                  |                  |                  |

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.

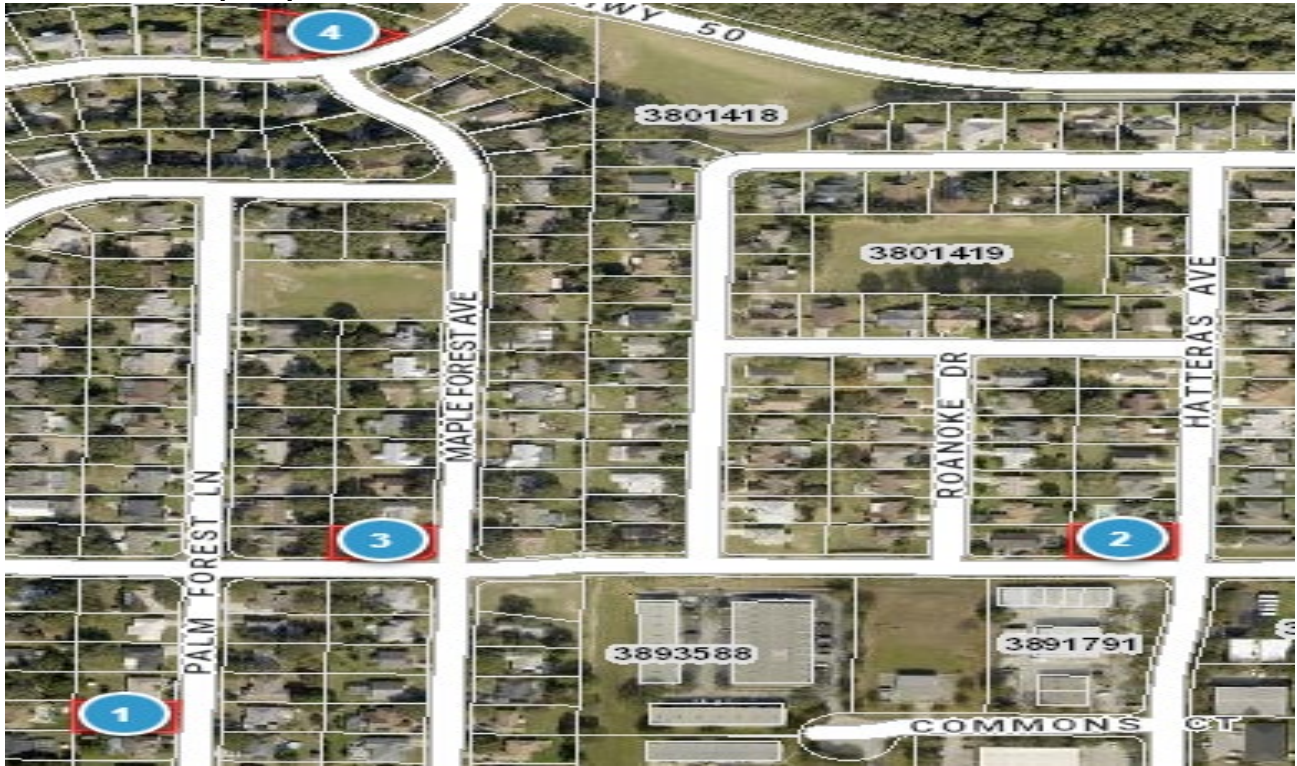
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0436 Comp Map



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

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

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

Card # 1 of 1

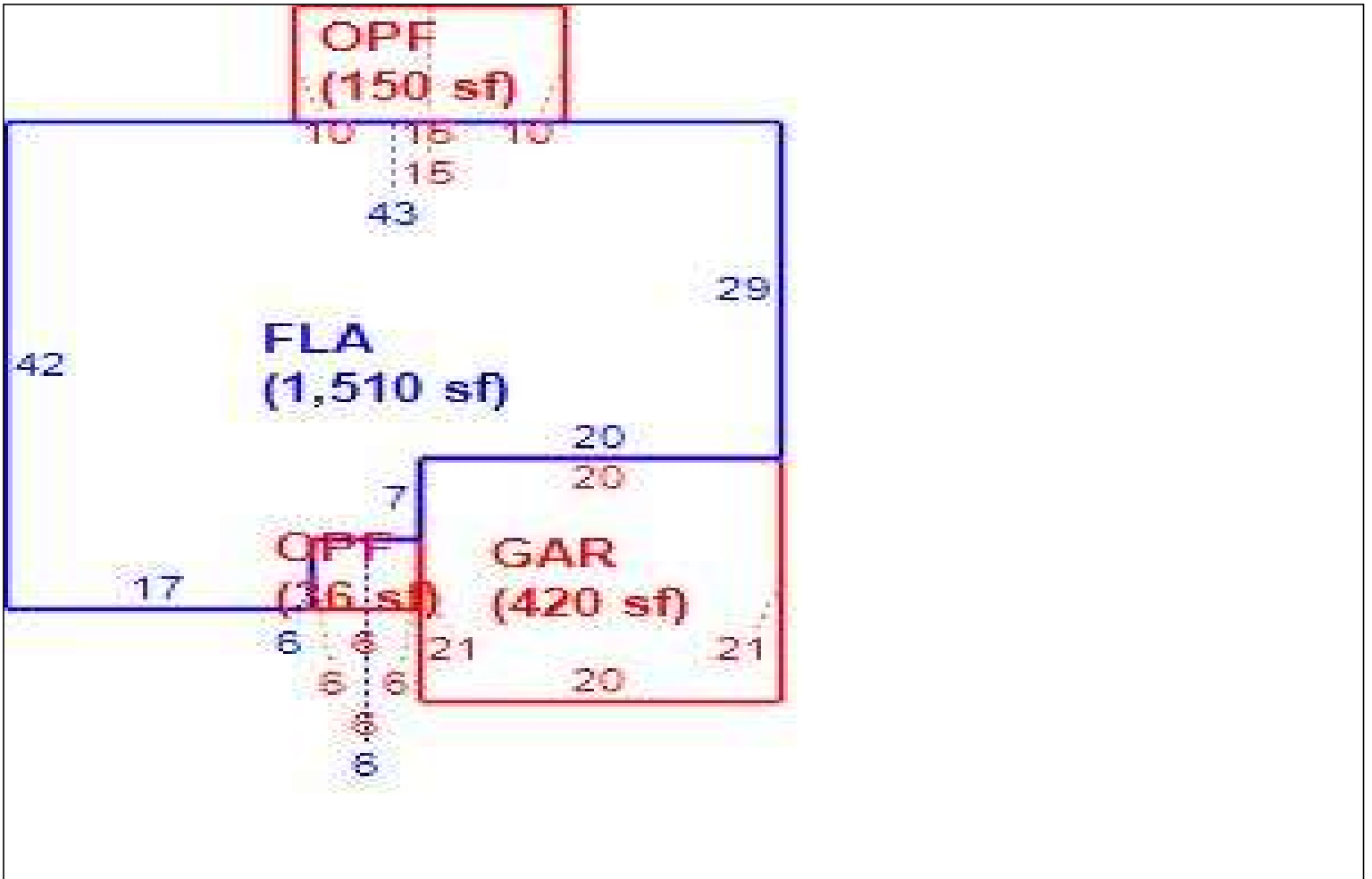
| Current Owner                     |    |       |
|-----------------------------------|----|-------|
| CPI/AMHERST SFR PROGRAM OWNER LLC |    |       |
| 5001 PLAZA ON THE LAKE STE 200    |    |       |
| AUSTIN                            | TX | 78746 |

| Property Location               |               |                 |
|---------------------------------|---------------|-----------------|
| Site Address 908 PALM FOREST LN |               |                 |
| 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 6 SUB LOT 201 PB 36 PG 58 ORB 5523 PG 2195

| 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 236,841 Deprec Bldg Value 215,525 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 | 1,510      | 1,510     | 1510               | 1996       | No Stories          | 1.00 | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0                  | 126.46     | Quality Grade       | 690  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 186       | 0                  | 236,841    | Wall Type           | 03   | Heat Type  | 6  |
| TOTALS             |                      | 1,510      | 2,116     | 1,510              | 0          | Foundation          | 3    | Fireplaces | 0  |
|                    |                      |            |           |                    | 0          | 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

2024-0436 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 |
| UBU3  | UTILITY BLDG UNFINISHED | 140.00 | SF   | 7.50       | 2009     | 2009      | 1050.00 | 40.00 | 420       |

| <b>Building Permits</b> |           |            |            |        |      |              |             |         |  |
|-------------------------|-----------|------------|------------|--------|------|--------------|-------------|---------|--|
| Roll Year               | Permit ID | Issue Date | Comp Date  | Amount | Type | Description  | Review Date | CO Date |  |
| 2014                    | 395-13-11 | 11-03-2013 | 04-09-2014 | 6,500  | 0002 | REROOF       | 04-09-2014  |         |  |
| 2005                    | SALE      | 01-01-2004 | 05-16-2005 | 1      | 0000 | CHECK VALUES |             |         |  |
| 1997                    | 9505416   | 03-01-1996 | 12-01-1996 | 83,616 | 0000 | SFR          |             |         |  |
| 1996                    | 95-5416   | 10-01-1995 | 12-01-1995 | 83,616 | 0000 | SFR          |             |         |  |

| <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 |  |
| 2020088714               | 5523 2195 | 08-10-2020 | WD    | Q   | 05   | I       | 1,083,400  |      |                   |      |        |  |
| 2020041269               | 5452 0266 | 04-03-2020 | WD    | Q   | 01   | I       | 235,000    |      |                   |      |        |  |
| 2019026741               | 5247 0170 | 03-11-2019 | QC    | U   | U    | I       | 100        |      |                   |      |        |  |
|                          | 2505 0260 | 02-06-2004 | WD    | Q   | Q    | I       | 124,500    |      |                   |      |        |  |
|                          | 1415 1782 | 02-01-1996 | WD    | Q   | Q    | I       | 93,900     |      |                   |      |        |  |
| <b>Total</b>             |           |            |       |     |      |         |            |      |                   |      | 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               | 215,525    | 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

\*\*\*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

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

Card # 1 of 1

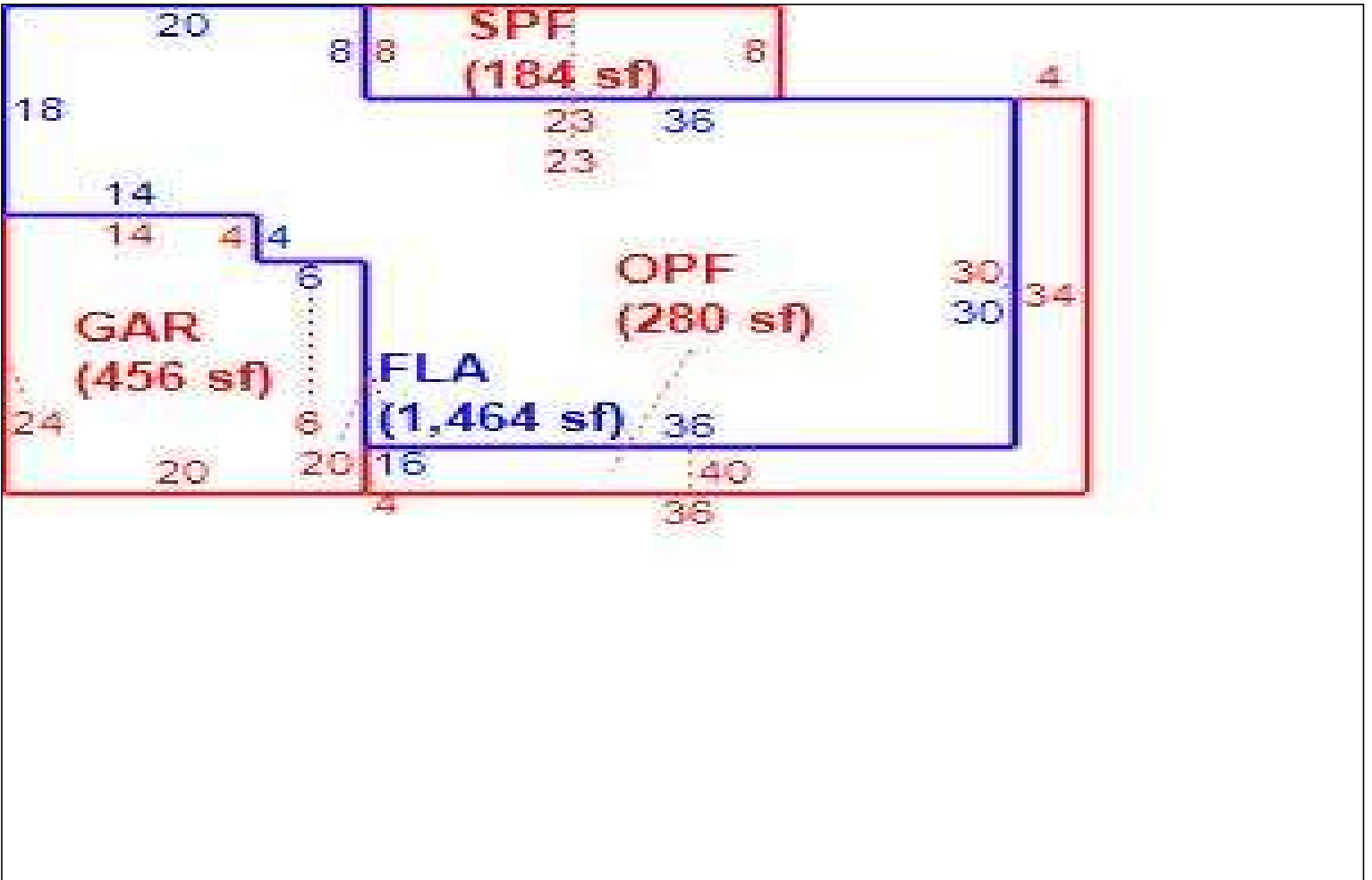
| Current Owner                |    |       |
|------------------------------|----|-------|
| PERSAD DARREN & DARRIAN RICE |    |       |
| 800 FORESTWOOD DR            |    |       |
| CLERMONT                     | FL | 34715 |

| 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

2024-0436 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     |            |                      |      |           |
| <b>Total</b>      |           |            |       |     |      |         |            |            |                      |      | 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

\*\*\*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 3593162  
 Parcel ID 17-22-26-1210-000-11100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

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

Card # 1 of 1

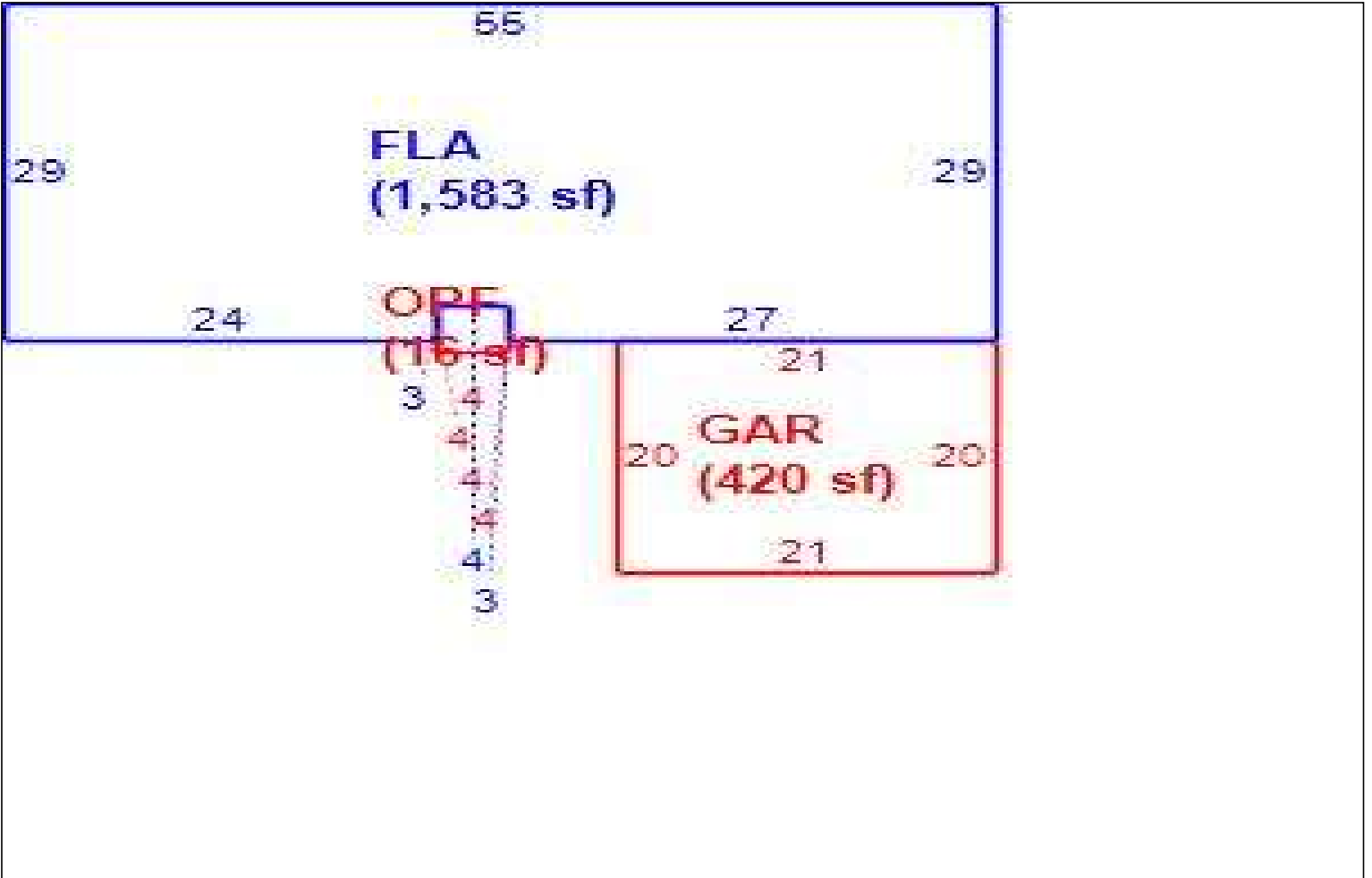
| Current Owner            |    |       |
|--------------------------|----|-------|
| MANN KENNETH F & KAREN E |    |       |
| 834 MAPLE FOREST AVE     |    |       |
| MINNEOLA                 | FL | 34715 |

| 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             | Imp Type      | R1   | Bedrooms            | 3  |  |
| FLA                | FINISHED LIVING AREA | 1,583      | 1,583     | 1583     | 1994                   | No Stories    | 1.00 | Full Baths          | 2  |  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0        | 125.12                 | Quality Grade | 690  | Half Baths          | 0  |  |
| OFF                | OPEN PORCH FINISHE   | 0          | 16        | 0        | 241,742                | Wall Type     | 03   | Heat Type           | 6  |  |
| TOTALS             |                      | 1,583      | 2,019     | 1,583    | Condition G            | Foundation    | 3    | Fireplaces          | 0  |  |
|                    |                      |            |           |          | % Good 91.00           | Roof Cover    | 3    | Type AC             | 03 |  |
|                    |                      |            |           |          | Functional Obsol 0     |               |      |                     |    |  |
|                    |                      |            |           |          | Building RCNLD 219,985 |               |      |                     |    |  |

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0436 comp 2  
 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 |
| 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     |

| <b>Building Permits</b> |           |            |            |        |      |             |             |         |  |
|-------------------------|-----------|------------|------------|--------|------|-------------|-------------|---------|--|
| 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         |             |         |  |

| <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    |
| 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    |                   |                      |      |           |
| <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               | 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  
 Parcel ID 17-22-26-0805-000-07000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

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

Card # 1 of 1

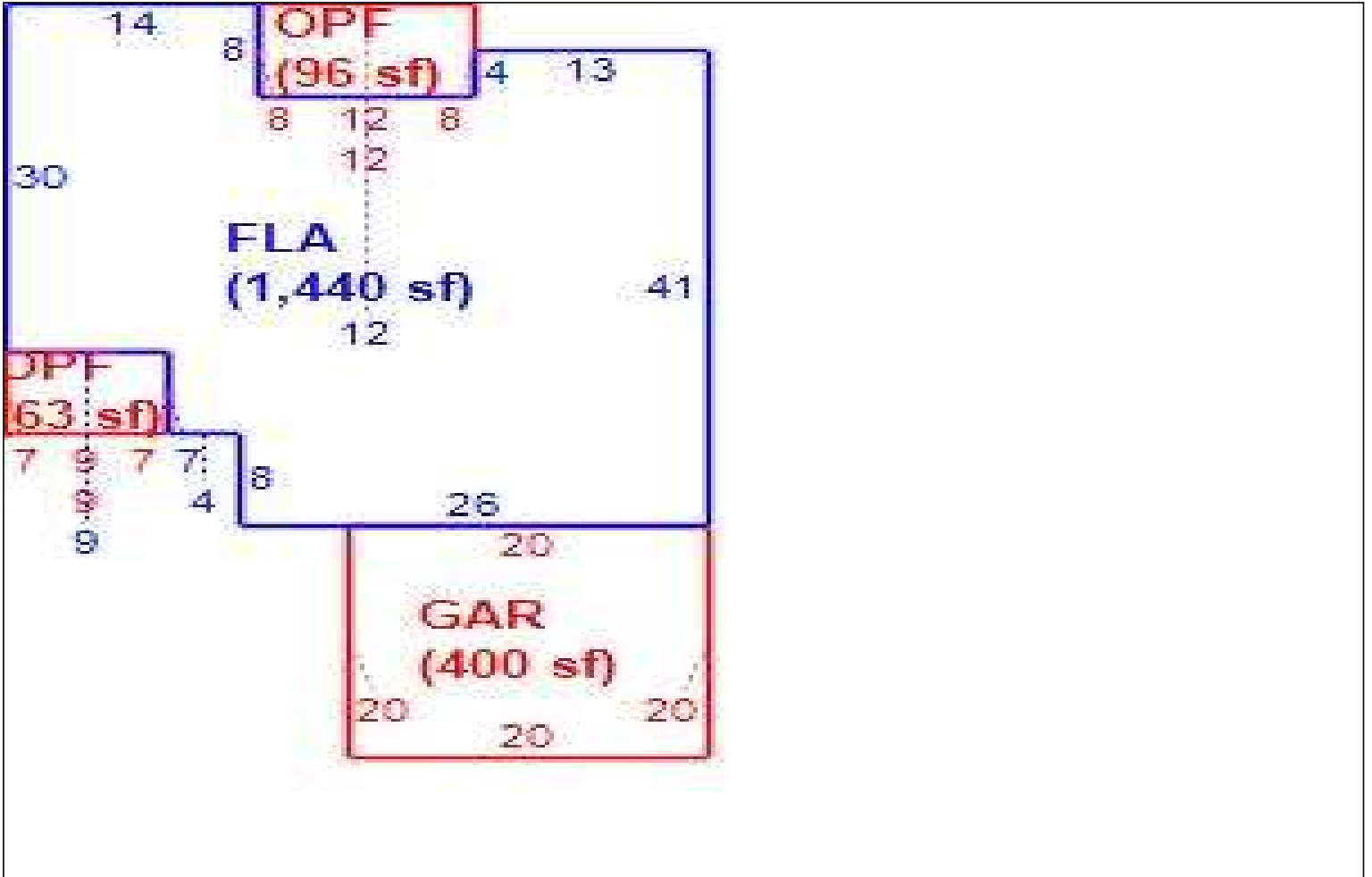
| Current Owner          |    |       |
|------------------------|----|-------|
| JECINO JESSICA A ET AL |    |       |
| 927 HATTERAS AVE       |    |       |
| MINNEOLA               | FL | 34715 |

| 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   | 3  |
| 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

2024-0436 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 |
|  |             |       |      |            |          |           |     |       |           |

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

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