

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 2928808

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	BYGLERKOFTHEVA	LUE ADJUSTMEN	redard (N	WB)
Petition# 2024-0438	County Lake	Tax	year 2024	Date received 9.12.24
	COMPLETED BY T			
PART 1. Taxpayer Information				
Taxpayer name: AMH_Home; VM PRONTO	LLC	Representative: Rya	an, LLC c/o	Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scott Scottsdale, AZ 85		priyordaradarcoo	8-22-26-0950 04 Summerl	
Phone 954-740-6240		Email Re	esidentialAp	peals@ryan.com
The standard way to receive information	on is by US mail. If possible	e, I prefer to receive i	nformation b	y ☑ email ☐ fax.
I am filing this petition after the pet documents that support my stater		ched a statement of the	he reasons I	filed late and any
I will not attend the hearing but woul your evidence to the value adjustme evidence. The VAB or special magis Type of Property ✓ Res. 1-4 units ☐ I Commercial ☐ Res. 5+ units ☐ I	nt board clerk. Florida law a strate ruling will occur unde	allows the property apper er the same statutory (oraiser to cros guidelines as arge	ss examine or object to your
PART 2: Reason for Petition	Check one. If more than			
 ☑ Real property value (check one) ☑ Denial of classification ☐ Parent/grandparent reduction ☐ Property was not substantially components ☐ Tangible personal property value (Yoreturn required by s.193.052. (s.194) ☐ Refund of taxes for catastrophic events 	olete on January 1 ou must have timely filed .034, F.S.))	☐ Denial of exemp ☐ Denial for late fil (Include a date-s	tion Select of ing of exemp stamped copy ment (s. 193.1	otion or classification y of application.)
Check here if this is a joint petition determination that they are substituted in the substitute in the sub	tantially similar. (s. 194.01 ank you need to present you bint petitions for multiple unlable to attend on specificate with the property appraiser at least 15 days before	1(3)(e), (f), and (g), Fur case. Most hearings lits, parcels, or accoundates. I have attached aiser. To initiate the ere the hearing and manual cases.	F.S.) s take 15 min nts, provide th ed a list of da exchange, yo	utes. The VAB is not bound the time needed for the entire tes.
appraiser's evidence. At the hearing, y You have the right, regardless of whet of your property record card containing information redacted. When the prope to you or notify you how to obtain it on	her you initiate the eviden g information relevant to th rty appraiser receives the	nce exchange, to rece ne computation of you	ur current ass	sessment, 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	<u> </u>	MEDEE
Complete part 3 if you are representing yourself or if you are authorizing 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 contunder penalties of perjury, I declare that I am the owner of the propert 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 emplorepresentatives.		ring licensed
I am (check any box that applies):	/townsian on official anti-	4.0
A Florida Por licensed of Clarida Por pumber	(taxpayer or an affiliated enti	ity).
A Florida Bar licensed attorney (Florida Bar number). 	06182
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, F		
I understand that written authorization from the taxpayer is required for appraiser or tax collector.	r access to confidential information	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 petition.	tition and of becoming an agent	for service of process
Robert I. Pento	bert Peyton	9/10/2024
	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in pa	art 4 above.	
☐ I am a compensated representative not acting as one of the licens AND (check one)	ed representatives or employee	s listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirements taxpayer's authorized signature OR ☐ the taxpayer's authorized sign		executed with the
\square I am an uncompensated representative filing this petition AND (che	ck one)	
the taxpayer's authorization is attached OR the taxpayer's authorization is attached to the taxpayer's authorization is attached.	norized signature is in part 3 of th	nis form.
I understand that written authorization from the taxpayer is required for appraiser or tax collector.	or access to confidential information	tion 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), Flo facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	<u> </u>	2024-0438		Alternate K	ey: 2928808	Parcel	ID: 18-22-26-09	50-000-01900	
Petitioner Name The Petitioner is: Other, Explain:		Peyton, Rya		Property Address		MERHILL CT INEOLA	Check if Mu	ultiple Parcels	
Owner Name	e VM MA	STER ISSUE	ER LLC	Value from TRIM Notice		re Board Actionted by Prop App	i value alieri	Board Action	
1. Just Value, red	quired			\$ 308,53	39 \$	308,53	39		
2. Assessed or c		lue. *if appli	cable	\$ 301,54	40 \$	301,54	10		
3. Exempt value,				\$	-	221,2			
4. Taxable Value,	, *required			\$ 301,54	40 \$	301,54	10		
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	s may differ.	•		
Last Sale Date		Pric	ce:		Arm's Length	Distressed	BookI	Page	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	29288	08	1661	633	3608	011	3662	342	
Address	104 SUMMER MINNEC		109 S MA MINNE		215 E WASH MINNE		212 E BAI MINNE		
Proximity			0.53 N	∕liles	0.43 N	∕liles	0.41 N	liles	
Sales Price			\$380,	000	\$312,	500	\$389,900		
Cost of Sale			-15	%	-15	%	-15	%	
Time Adjust			0.80)%	3.60)%	1.20	%	
Adjusted Sale			\$326,		\$276,	875	\$336,0)94	
\$/SF FLA	\$194.78 p	oer SF	\$221.49	per SF	\$191.21	per SF	\$200.53	per SF	
Sale Date			10/10/	2023	3/28/2	2023	9/11/2	023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,584		1,472	5600	1,448	6800	1,676	-4600	
Year Built	1988		1920		2002		2023		
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco		
Condition	Good		Good		Good		Good		
Baths	2.0		2.0		2.0		2		
Garage/Carport	Yes		Yes		Yes		Yes		
Porches	Yes		Yes		Yes		Yes N		
Pool	N 0		N 0	0	N 0	0		0	
Fireplace AC	Central		Central	0	Central	0	0 Central	0	
Other Adds	None		None	- 0	None	- 0	None	0	
Site Size			Lot		Lot		Lot		
Location	Lot Sub		Sub		Sub		Sub		
View	House		House		House		House		
			Net Adj. 1.7%	5600	Net Adj. 2.5%	6800	-Net Adj. 1.4%	-4600	
			Gross Adj. 1.7%	5600	Gross Adj. 2.5%	6800	Gross Adj. 1.4%	4600	
Adj. Sales Price	Market Value	\$308,539	Adj Market Value	\$331,640	Adj Market Value	\$283,675	Adj Market Value	\$331,494	
Auj. Jaies Fille	Value per SF	194 78							

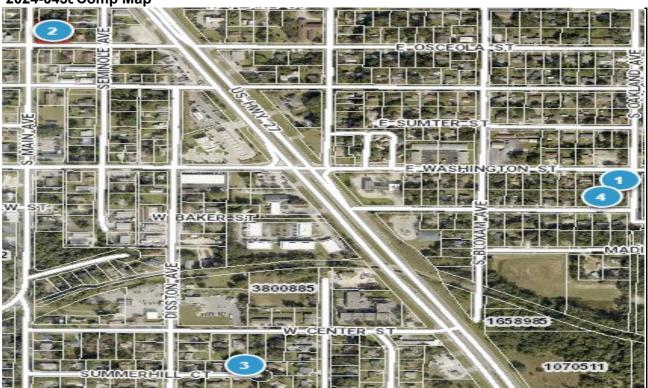
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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

2024-0438 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	2928808	104 SUMMERHILL CT MINNEOLA	-
2	Comp 1	1661633	109 S MAIN AVE MINNEOLA	0.53
3	Comp 2	3608011	215 E WASHINGTON ST MINNEOLA	0.43
4	Comp 3	3662342	212 E BAKER ST MINNEOLA	0.41
5				
6				
7				
8				

Alternate Key 2928808

Parcel ID 18-22-26-0950-000-01900

Current Owner

VM MASTER ISSUER LLC

5001 PLAZA ON THE LAKE STE 200

AUSTIN TX 78746 **LCPA Property Record Card** Roll Year 2025 Status: A

PRC Run: 2024-0438 subject 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 104 SUMMERHILL CT

MINNEOLA FL 34715

NBHD Mill Group 0MI1 4580

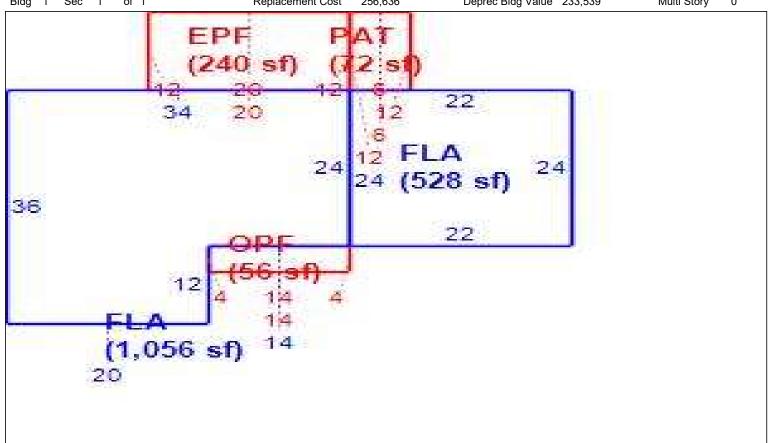
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MINNEOLA, SUMMERHILL SUB LOT 19, 1/26 INT IN TRACT A PB 28 PGS 53-54 ORB 6329 PG 1880

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
	Code	1 10111	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	37,000.00	0.0000	2.00	1.000	1.000	0	74,000
2	9100	0	0		1.00 LT	1,000.00	0.0000	1.00	1.000	1.000	0	1,000
	Total Acres 0.00			JV/Mkt 0				l Adj JV/Mk			75,000	
	Cla	assified A	cres	0	Classified JV/Mkt 75,000			Classified	d Adj JV/Mk	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 256,636 Deprec Bldg Value 233,539 0 Sec Multi Story



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1988	Imp Type	R1	Bedrooms	3
	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1,584	240 1,584	0 1584	Effective Area	1584	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0 0	56 72	0	Base Rate Building RCN	134.51 256,636	Quality Grade	725	Half Baths	0
					Condition	VG	Wall Type	01	Heat Type	6
					% Good Functional Obsol	91.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,584	1,952	1,584	Building RCNLD	233,539	Roof Cover	3	Type AC	03

Alternate Key 2928808 Parcel ID 18-22-26-0950-000-01900

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0438 subject 12/10/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Code Units Unit Price Year Blt Effect Yr RCN %Good Description Type Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date 53113 05-01-1988 12-01-1988 38,080 0000 SFR 1989

															ĺ		
						es Information						Exemptions					
Instrume	strument No Book/Page			Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	ice Code Description			Year	Amount			
202405		6329		04-25-2024	WD	U	11	I	100								
202207	7745	5969	0728	06-01-2022	WD	Q	01	!	266,000								
		4605 1399	0042 1505	02-04-2015	WD WD	Q	Q	!	128,000 68,000								
		1099	0895	03-01-1991	WD	Q	Q	i	59,500								
												Total		0.00			

				value St	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
75 000	233 530	0	308 539	0	308530	0.00	308539	308539	308 530

Parcel Notes

1988 NBHD CHANGED FROM 4398

ORB 1080 PG 0660 1/26 INT NOT ON THIS BK & PG

ORB 1099 PG 0895 DEED DOES NOT INCLUDE 1/26 INT IN TRACT A

1991 ADD SPU04 & CAN05. OPU GONE . MB 4/1/92

00FC LL #1 FROM FF & ADD LOC, EAG FROM 1, COND FROM GOOD, QG FROM 350. 9/23/99 RS

2002 QG FROM 450. ADD LOC LL#1 TO EQUALIZE. 3/4/02 RS

2003 QG FROM 500, COND FROM 2. FER 3/7/03

05 QG FROM 550 JSB 051605

15IT MLS 102814 GAF2 TO FLA GARAGE CONVERTED TO BONUS RM WITH CARPET CEILING FAN INDOOR FURNITURE SPU4 TO EPU HAS WINDOWS CHGS PER CURRENT MLS 053226636 OF 135K SFR NEEDS UPDATING CRA 102814

4605/42 JEROME F STARK JR PR FOR EST OF JEROME F STARK SR DEEDS TO RHODERICK & AKLEEMA NYACK HW

4605/64 STATEMENT OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PR FOR EST OF JEROME FRANCIS STARK SR APPOINTS JEROME FRANCIS STARK JR AS PR

4605/77 JEROME FRANCIS STARK SR DECEASED 041413 MINNESOTA DC

4605/78 ELDORA MARIE STARK DECEASED 010813 MINNESOTA DC

15X COURTESY HX CARD SENT 042015

16X COURTESY HX CARD SENT 012716

5969/728 RHODERICK & AKLEEMA NYACK TO VM PRONTO LLC

6329/1880 M SALE INCL AK2928808 AK3805683 VM PRONTO LLC TO VM MASTER ISSUER 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 1661633 Parcel ID

VARGA PETER & KIMBERLY J

18-22-26-0700-004-00600

LCPA Property Record Card Roll Year 2025 Status: A

2024-0438 comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 109 S MAIN AVE MINNEOLA FL 34715

NBHD Mill Group 0MI1 4580

Property Use Last Inspection 00100 SINGLE FAMILY MHS 04-30-201

Current Owner

109 S MAIN AVE

MINNEOLA FL

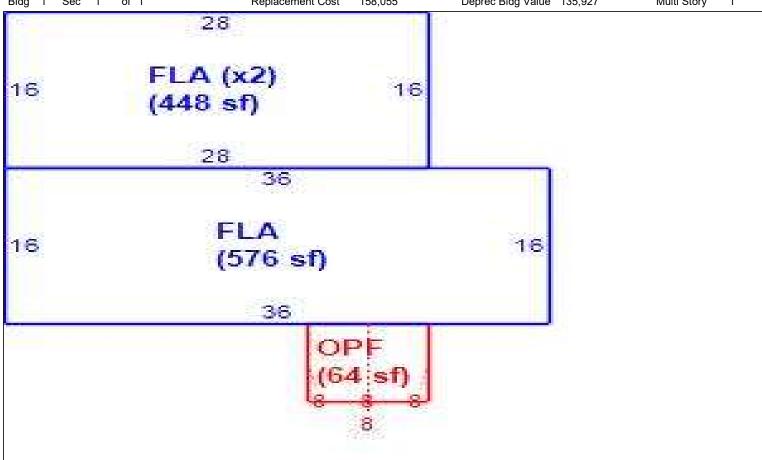
Legal Description

MINNEOLA, MINNEOLA PARK LOTS 6, 8, 10 BLK 4 PB 6 PG 67 ORB 6230 PG 1233

34715

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
	Code	1 10110	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	37,000.00	0.0000	1.50	1.250	1.000	0	69,375
				0.001	JV/Mkt 0							
								lota	l Adj JV/Mk	αμ		69,375
	Cla	assified A	cres	0 (Classified JV/Mkt 69	assified JV/Mkt 69,375 Classified Adj JV/Mkt					0	

Sketch Bldg 1 1 of 1 Replacement Cost 158,055 Deprec Bldg Value 135,927 1 Sec Multi Story



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1920	Imp Type	R1	Bedrooms	3
1	FINISHED LIVING AREA OPEN PORCH FINISHE	1,472 0	1,472 64	1472 0	Effective Area	1472	No Stories	1.00	Full Baths	2
					Base Rate Building RCN	91.88 158,055	Quality Grade	640	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	86.00 0	Foundation	2	Fireplaces	0
	TOTALS	1,472	1,536	1,472	Building RCNLD	135,927	Roof Cover	3	Type AC	03

Alternate Key 1661633 Parcel ID 18-22-26-0700-004-00600

LCPA Property Record Card Roll Year 2025 Status: A

2024-0438 comp 1 PRC Run: 12/10/2024 By

Card#

of 1

	Non-real 2020 Otatus. A													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
	DETACHED GARAGE	512.00	SF	20.00	1919	1919	10240.00	60.00	6,144					
UBF3	UTILITY BLDG FINISHED	96.00	SF	10.50	1919	1919	1008.00	60.00	605					
	l			Building Peri	mits									
Roll Yea	ar Permit ID Issue Date	Comp Date	Amou			Descriptio	n I	Review Date	CO Date					

	Roll Year	Permit ID	issue Dat	e Comp L	Jale	Am	ount	Гуре		Descri	ption	Review L	bate t	JO Date
	2019	442-18-03	03-20-201	8 04-30-2	019		3,006	0002	REROOF SHII	NGLE		05-01-20)19	
		00001	08-01-199	8 12-31-1	998		10	0000	CK VALUE					
L										_				
				Sales Inform	ation						Exen	nptions		
	Instrume	ent No E	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount

	1630	1874	07-27-1998	WD	Q	Q	I	87,000		
	1472	0952	08-01-1996	WD	U	U	l	1		1
	1468	1966	08-01-1996	WD	U	U	l I	1		1
	1088	0747	12-01-1990	WD	Q	Q		35,000		
									Total	0.00
L									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					
69,375	135,927	6,749	212,051	0	212051	0.00	212051	212051	212,051					

Parcel Notes

88 NBHD CHANGED FROM 3601

90 LOWER QG FROM 200 MB 043091

1468/1966 JAMES BERGER DEEDS HIS 1/2 INT TO JAMES F & JANICE A BERGER CO-TTEES OF BERGER LIVING TRUST

1472/952 JOHN L BERGER DEEDS HIS 1/2 INT TO JOHN L & BEVERLY A BERGER CO-TTEES OF BERGER LIVING TRUST

99FC ADD LOC LL1 AND 2 EAG FROM 6 QG FROM 100 COND FROM POOR ADD AC GRADE ON DGF FROM 1 UBF FROM UBU GR 1 RS 021899 01FC ADD LOCS C-'98 SALE 062900 RS

04X HX CARD RETURNED WITH ADDR OF 109 S MAIN AVE CLERMONT 34711 7977 RESEND DH 030304

11 LL1 PHYS FROM 100 LL2 PHYS FROM 100 CRA 011311

19FCL SFR HAS NEW SHINGLE ROOF COVER FROM 1 MHS 043019

6230/1233 REBECCA A THOMAS TO PETER & KIMBERLY JO VARGA HW

^{***}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 3608011 Parcel ID

18-22-26-0820-000-02400

Current Owner

HERNANDEZ DELGADO JOSMAN G & LORE

LCPA Property Record Card Roll Year 2025 Status: A

2024-0438 comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 215 E WASHINGTON ST

MINNEOLA FL 34715

Mill Group NBHD 0MI1 4580

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

Legal Description

MINNEOLA

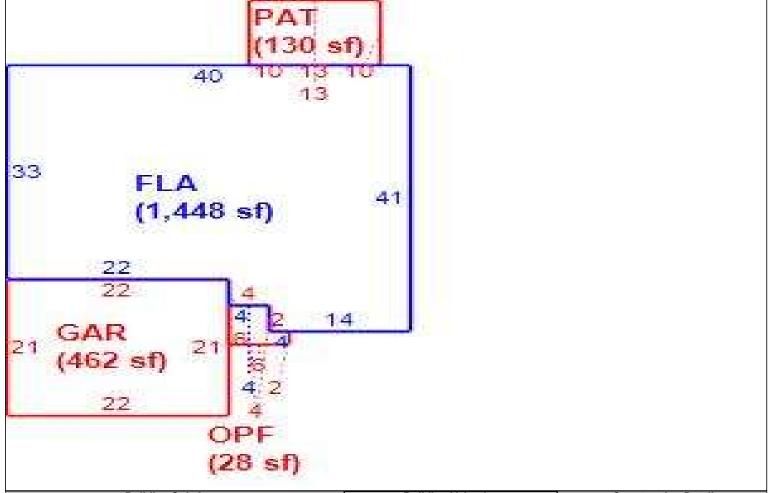
215 E WASHINGTON ST

MINNEOLA, PARKSIDE SUB LOT 24 PB 35 PGS 18-19 ORB 6121 PG 121

34715

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	1 TOTIL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	37,000.00	0.0000	1.50	1.000	1.000	0	55,500
		L	l ,				ļ		<u> </u>			
	Total Acres 0.00 JV/Mkt								il Adj JV/MI			55,500
	Cla	assified A	cres	0	Classified JV/Mkt 5	5,500		Classified	d Adj JV/Mł	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 178,114 Deprec Bldg Value 172,771 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
1	FINISHED LIVING AREA GARAGE FINISH	1,448 0	1,448 462	1448 0	Effective Area	1448	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	28 130	0	Base Rate Building RCN	98.80 178.114	Quality Grade	650	Half Baths	0
	THE SHOOTENED	· ·	100	J	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,448	2,068	1,448	Building RCNLD	172,771	Roof Cover	3	Type AC	03

Alternate Key 3608011 Parcel ID 18-22-26-0820-000-02400

LCPA Property Record Card Roll Year 2025 Status: A

2024-0438 comp 2 PRC Run: 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 457-15-10 REPL WINDOWS 09-30-2015 04-20-2016 8,396 0002 04-20-2016 2016 **HXNB** 01-01-2002 04-15-2003 0000 FILED HX; OCCUPIED 11/8/02 2003

				Sales Inform	ation						Exemptions		
Instrume	nt No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023039 2022095 2022082	5468	6121 5990 5975 2209 1287	0351	03-28-2023 06-30-2022 06-10-2022 11-08-2002 03-01-1994	WD LE QC WD WD	Q U U Q U	01 11 11 Q M	 	312,500 100 100 110,000 1	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 Pr															
55.500	172.771	0	228.271	0	228271	50.000.00	178271	203271	228.271						

Parcel Notes

1287/1605 LLOYD & KATIE EVANS 1/2INT WILLIAM & MARSHA EVANS 1/2INT

16FC WINDOWS REPLACED FRESH PAINT CRA 042016

22X RECEIVED NOTICE FROM ORANGE CO THAT JOHN JONES HAS FILED FOR HX AT 145 WINDTREE LN WINTERGARDEN FOUND DIVORCE

CHANGE HX TO 50% FOR LISA INFO SCANNED LD 013122

5975/351 JOHN R JONES TO LISA A JONES PURSUANT TO MARITAL AGRMT

5990/2072 LISA A JONES ENHANCED LE REM HANNAH JONES UNMARRIED

6121/121 LISA A JONES TO JOSMAN GERARDO HERNANDEZ DELGADO & LORENA ALEXANDRA QUINTERO ALTUVE HW

24CC JOSMAN DELGADO HERNANDEZ AND LORENA QUINTERO ALTUVE SUBMITTED HX APP WITH ASYLUM FOR BOTH NT 022024

^{***}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 3662342 Parcel ID

18-22-26-0821-000-04200

Current Owner

 FL

LCPA Property Record Card Roll Year 2025

Status: A

2024-0438 comp 3 PRC Run: 12/10/2024 By

Card # of 1

Property Location

Site Address 212 E BAKER ST

MINNEOLA FL 34715 **NBHD** 4580

Mill Group 0MI1 Property Use Last Inspection

00100 SINGLE FAMILY

TDS 05-01-202

Legal Description

WELSCH SCOTT R

212 E BAKER ST

MINNEOLA

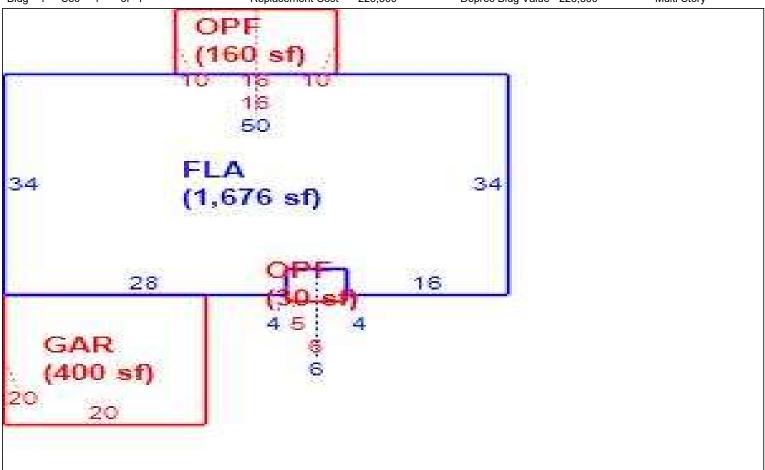
MINNEOLA, PARKSIDE II SUB LOT 42 PB 36 PG 53 ORB 6210 PG 2198

34715

Lai	nd Lines													
LL	Use Code	Front	Deptl	h I	otes .dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	37,000.00	0.0000	1.23	1.000	1.000	0	45,510
	Total Acres 0.00 JV/Mkl					lkt 0			Tota	l Adj JV/Mk	t		45,510	
	Classified Acres 0 0				Classified JV/M	lkt 45	,510		Classifie	d Adj JV/Mk	t		0	

Sketch

Bldg 1 1 of 1 Replacement Cost 223,300 Deprec Bldg Value 223,300 Multi Story Sec



	Building S	Sub Areas			Building Valuation	1	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2023	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,676 0	1,676 400	1676 0	Effective Area	1676	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	190	0	Base Rate Building RCN	109.29 223,300	Quality Grade	670	Half Baths	
					Condition	VG	Wall Type	03	Heat Type	6
					% Good Functional Obsol	100.00	Foundation	3	Fireplaces	
	TOTALS	1,676	2,266	1,676	Building RCNLD	223,300	Roof Cover	3	Type AC	03

Alternate Key 3662342 Parcel ID 18-22-26-0821-000-04200

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0438 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 %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID Issue Date Review Date CO Date Comp Date Amount Туре Description 1331-22-09 SFR 2271SF 212 E BAKER ST 01-17-2023 05-01-2024 416,478 0001 2024

			Sales Informa	ation						Exem	nptions		
Instrument No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2023113064 2022033699	6210 5913 0	2198 0973 0	09-11-2023 03-02-2022 01-01-1900	WD WD	QQU	03 01 U	I V	389,900 75,000 0	039 059	HOMESTEA ADDITIONAL HOME		2024 2024	
									То				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						
45.510	223.300	0	268.810	15330	253480	50.000.00	203480	228480	268.810						

Parcel Notes

5913/973 HIGHLAND REAL ESTATE AND INVESTMENTS INC TO LEGACY HOMES FL LLC 6210/2198 LEGACY HOMES FL LLC TO SCOTT R WELSCH SINGLE 24CC EFILE HX PORT APP CP 010924

^{***}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.***