



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.

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

Petition #	2024-0438	Alternate Key: 2928808	Parcel ID: 18-22-26-0950-000-01900
Petitioner Name	Robert Peyton, Ryan LLC	Property Address	104 SUMMERHILL CT MINNEOLA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	VM MASTER ISSUER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 308,539	\$ 308,539	Value after Board Action
2. Assessed or classified use value, *if applicable	\$ 301,540	\$ 301,540	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 301,540	\$ 301,540	

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date _____ **Price:** _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2928808	1661633	3608011	3662342
Address	104 SUMMERHILL CT MINNEOLA	109 S MAIN AVE MINNEOLA	215 E WASHINGTON ST MINNEOLA	212 E BAKER ST MINNEOLA
Proximity		0.53 Miles	0.43 Miles	0.41 Miles
Sales Price		\$380,000	\$312,500	\$389,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	3.60%	1.20%
Adjusted Sale		\$326,040	\$276,875	\$336,094
\$/SF FLA	\$194.78 per SF	\$221.49 per SF	\$191.21 per SF	\$200.53 per SF
Sale Date		10/10/2023	3/28/2023	9/11/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,584	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	
Pool	N	N	0	N	0	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. 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
	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.

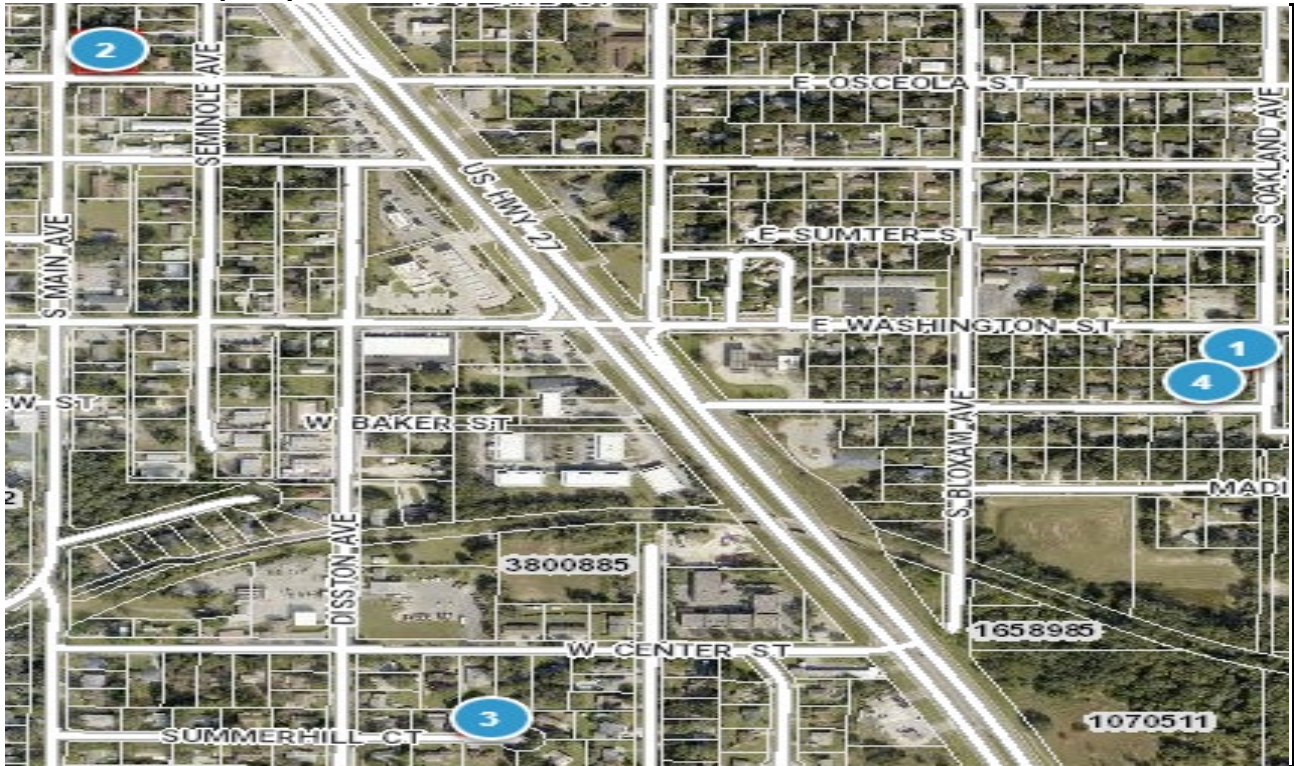
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-043E 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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0438 subject
PRC Run: 12/10/2024 By
Card # 1 of 1

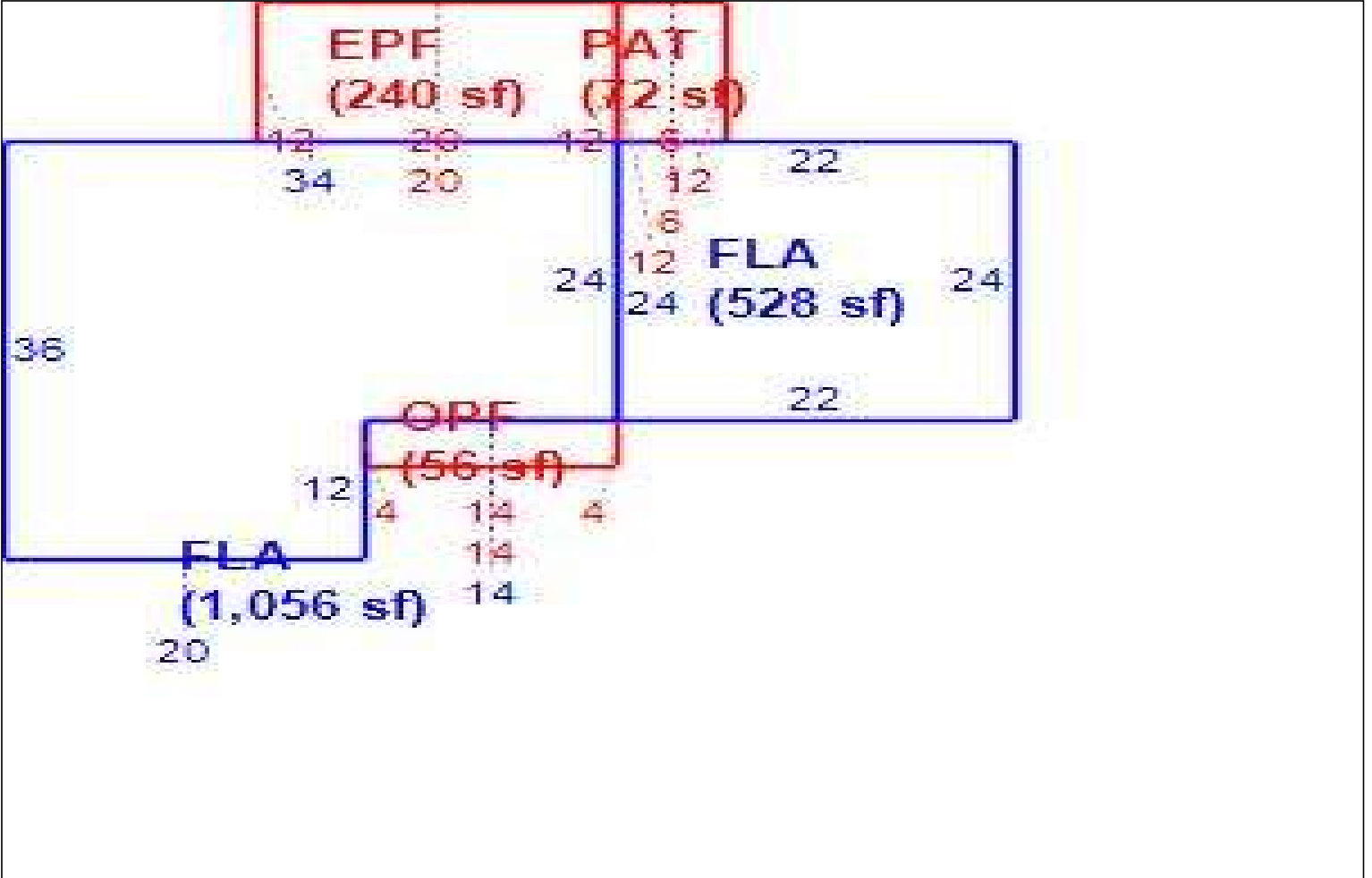
Current Owner		
VM MASTER ISSUER LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 104 SUMMERHILL CT		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 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

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	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		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	240	0	1988	1584	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,584	1,584	1,584	Base Rate	134.51	Quality Grade	725	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	256,636	Wall Type	01	Heat Type	6
PAT	PATIO UNCOVERED	0	72	0	Condition	VG	Foundation	3	Fireplaces	0
						% Good	91.00			
						Functional Obsol	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

2024-0438 subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1989	53113	05-01-1988	12-01-1988	38,080	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024054039	6329 1880	04-25-2024	WD	U	11	I	100					
2022077745	5969 0728	06-01-2022	WD	Q	01	I	266,000					
	4605 0042	02-04-2015	WD	U	U	I	128,000					
	1399 1505	11-01-1995	WD	Q	Q	I	68,000					
	1099 0895	03-01-1991	WD	Q	Q	I	59,500					
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	
75,000	233,539	0	308,539	0	308539	0.00	308539	308539	308,539	

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 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

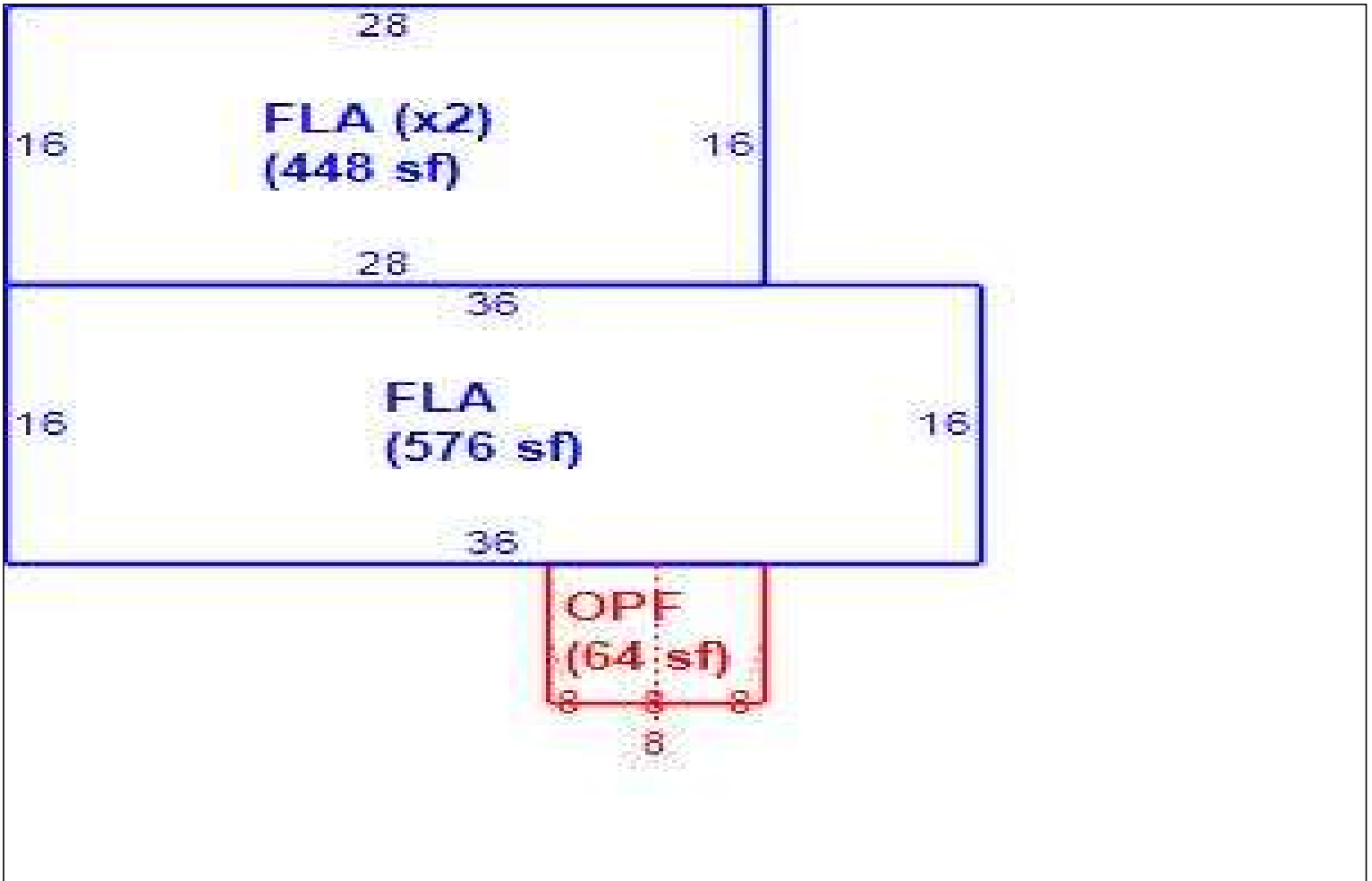
Current Owner		
VARGA PETER & KIMBERLY J		
109 S MAIN AVE		
MINNEOLA	FL	34715

Property Location			
Site Address	109 S MAIN AVE		
	MINNEOLA	FL	34715
Mill Group	OMI1	NBHD	4580
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-30-201

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

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	37,000.00	0.0000	1.50	1.250	1.000	0	69,375
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		69,375		
Classified Acres		0		Classified JV/Mkt		69,375		Classified Adj JV/Mkt		0		

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



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

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 # 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
DGF2	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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	442-18-03	03-20-2018	04-30-2019	3,006	0002	REROOF SHINGLE	05-01-2019		
1999	00001	08-01-1998	12-31-1998	10	0000	CK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023129800	6230	1233	10-10-2023	WD	Q	01	I	380,000				
	1630	1874	07-27-1998	WD	Q	Q	I	87,000				
	1472	0952	08-01-1996	WD	U	U	I	1				
	1468	1966	08-01-1996	WD	U	U	I	1				
	1088	0747	12-01-1990	WD	Q	Q	I	35,000				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
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

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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

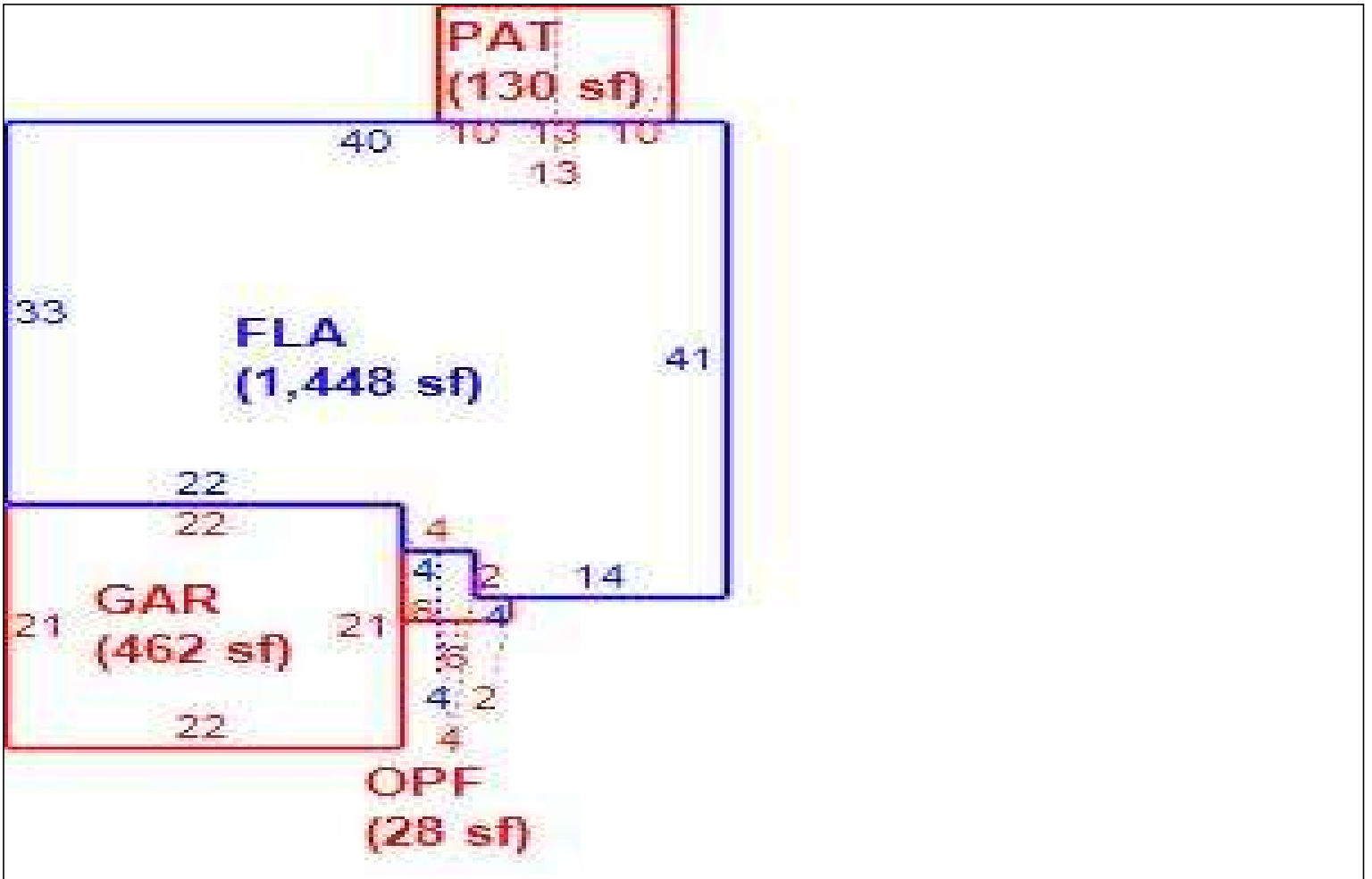
Current Owner		
HERNANDEZ DELGADO JOSMAN G & LORE		
215 E WASHINGTON ST		
MINNEOLA	FL	34715

Property Location		
Site Address 215 E WASHINGTON ST		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 4580
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

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

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	37,000.00	0.0000	1.50	1.000	1.000	0	55,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,500		
Classified Acres		0		Classified JV/Mkt		55,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 178,114 Deprec Bldg Value 172,771 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	1,448	1,448	1448	2002				
GAR	GARAGE FINISH	0	462	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	28	0		Quality Grade	650	Half Baths	0
PAT	PATIO UNCOVERED	0	130	0		Condition	EX	Heat Type	6
						% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
						Building RCNLD	172,771	Roof Cover	3
								Type AC	03
TOTALS		1,448	2,068	1,448					

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									
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	
2016	457-15-10	09-30-2015	04-20-2016	8,396	0002	REPL WINDOWS	04-20-2016		
2003	HXNB	01-01-2002	04-15-2003	1	0000	FILED HX; OCCUPIED 11/8/02			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023039686	6121 0121	03-28-2023	WD	Q	01	I	312,500	039	HOMESTEAD	2024	25000	
2022095468	5990 2072	06-30-2022	LE	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2022082711	5975 0351	06-10-2022	QC	U	11	I	100					
	2209 1998	11-08-2002	WD	Q	Q	I	110,000					
	1287 1605	03-01-1994	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	
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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

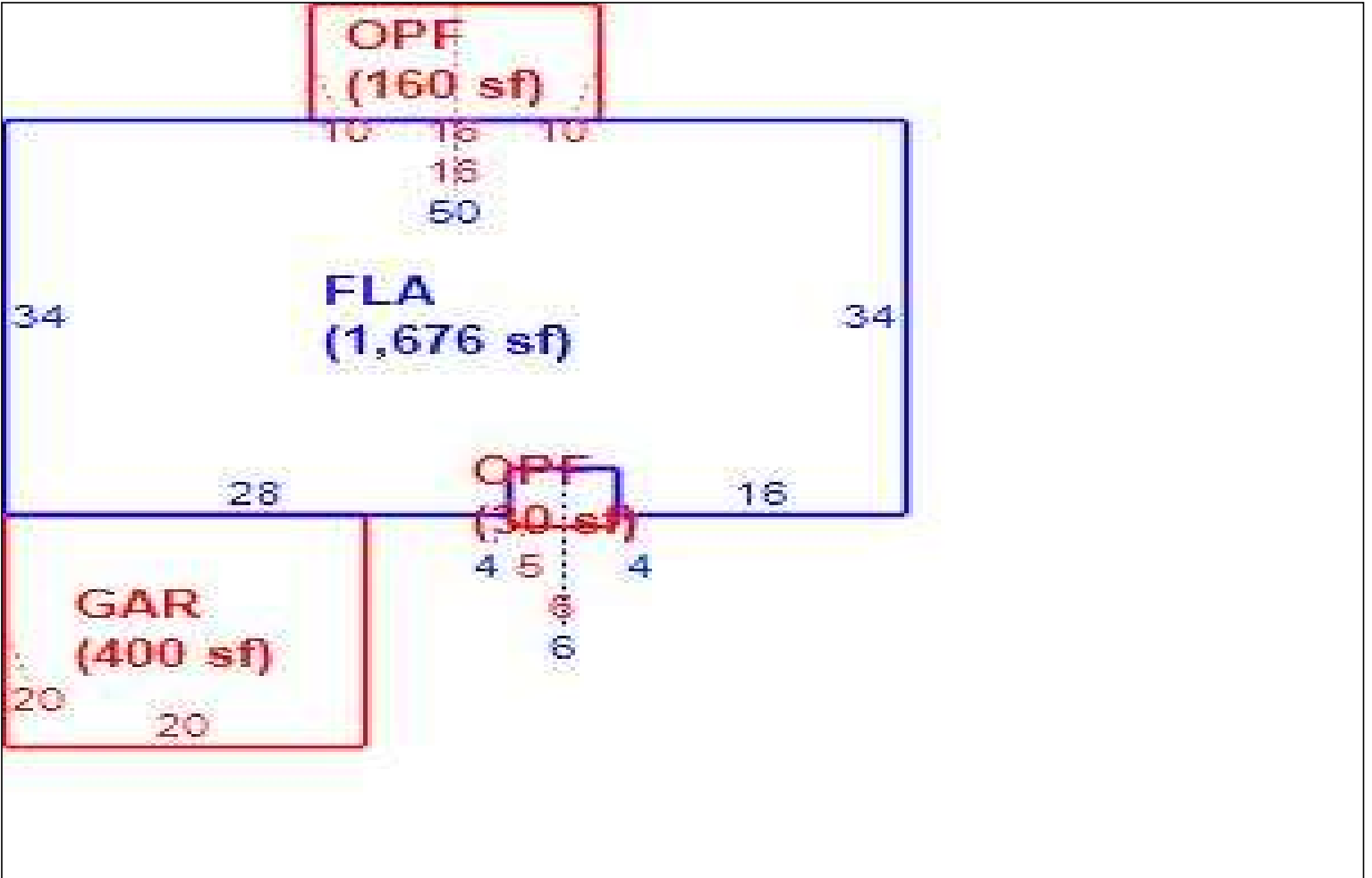
Current Owner		
WELSCH SCOTT R		
212 E BAKER ST		
MINNEOLA	FL	34715

Property Location			
Site Address 212 E BAKER ST			
MINNEOLA FL 34715			
Mill Group	0MI1	NBHD	4580
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	05-01-202

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

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	37,000.00	0.0000	1.23	1.000	1.000	0	45,510
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,510		
Classified Acres		0		Classified JV/Mkt		45,510		Classified Adj JV/Mkt		0		

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



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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0438 comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2024	1331-22-09	01-17-2023	05-01-2024	416,478	0001	SFR 2271SF 212 E BAKER ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113064	6210 2198	09-11-2023	WD	Q	03	I	389,900	039	HOMESTEAD	2024	25000	
2022033699	5913 0973	03-02-2022	WD	Q	01	V	75,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	0 0	01-01-1900		U	U		0					
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	
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

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