



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	8024-0469	County Lake	Tax year 2024
		Date received 9.12.24	
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: FirstKey Homes; Rose Fred		FKH SFR M LP	
Mailing address for notices		Representative: Ryan, LLC c/o Robert Peyton	
Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254		Parcel ID and physical address or TPP account # 3827636 0122250800000 07600 1014 Willow Oak Loop	
Phone 954-740-6240		Email ResidentialAppeals@ryan.com	
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0469	Alternate Key: 3827636	Parcel ID: 01-22-25-0800-000-07600
<b>Petitioner Name</b> Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1014 WILLOW OAK LOOP MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> FirstKey Homes; Rose Fred	<b>Value from TRIM Notice</b>	<b>Value before Board Action</b> Value presented by Prop Appr
		<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 397,321	\$ 397,321
<b>2. Assessed or classified use value, *if applicable</b>	\$ 397,321	\$ 397,321
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 397,321	\$ 397,321

\*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>	3827636	3840735	3835776	3840733
<b>Address</b>	1014 WILLOW OAK LOOP MINNEOLA	2312 ZALTANA CIR MINNEOLA	946 WILLOW OAK LOOP MINNEOLA	2304 ZALTANA CIR MINNEOLA
<b>Proximity</b>		0.35 Miles	0.06 Miles	0.41 Miles
<b>Sales Price</b>		\$700,000	\$454,000	\$580,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.40%	3.60%	1.60%
<b>Adjusted Sale</b>		\$625,800	\$402,244	\$502,280
<b>\$/SF FLA</b>	\$146.56 per SF	\$256.27 per SF	\$162.00 per SF	\$200.19 per SF
<b>Sale Date</b>		1/31/2023	3/30/2023	8/24/2023
<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>	2,711	2,442	13450	2,483	11400	2,509	10100
<b>Year Built</b>	2005	2014	-10000	2006	0	2006	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	3.0	3.0	0	2.1	1000	3.1	-1000
<b>Garage/Carport</b>	2 Car	4 Car	-20000	2 Car	0	4 Car	-20000
<b>Porches</b>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<b>Pool</b>	N	Y	-20000	N	0	Y	-20000
<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	0	yes	-306	yes	-2500
<b>Site Size</b>							
<b>Location</b>	Subbdivision	Subbdivision	0	Subbdivision	0	Subbdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 5.8%	-36550	Net Adj. 3.0%	12094	-Net Adj. 6.6%	-33400
		Gross Adj. 10.1%	63450	Gross Adj. 3.2%	12706	Gross Adj. 10.7%	53600
<b>Adj. Sales Price</b>	Market Value <b>\$397,321</b>	Adj Market Value	<b>\$589,250</b>	Adj Market Value	<b>\$414,338</b>	Adj Market Value	<b>\$468,880</b>
	Value per SF 146.56						

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.

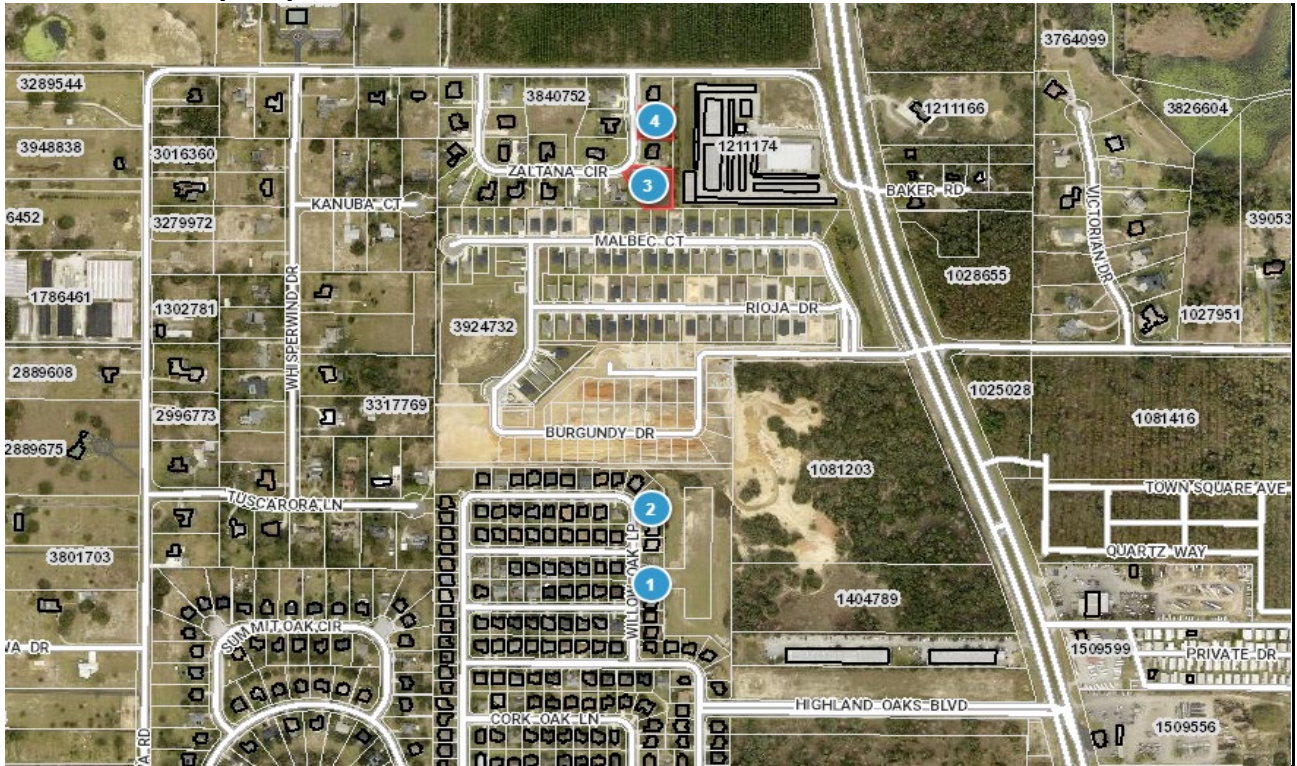
Petitioners Comp 2 and 3 are not 2 story hmoes. Their comp 1 says 2901 sf but should be 2483 sf which should bring the adjusted value to \$411,630 and shows the value to be good

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:            MTW**

**DATE    11/26/2024**

**2024-0469 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3827636	1014 WILLOW OAK LOOP MINNEOLA	-
2	comp 2	3835776	946 WILLOW OAK LOOP MINNEOLA	0.06
3	comp 1	3840735	2312 ZALTANA CIR MINNEOLA	0.35
4	comp 3	3840733	2304 ZALTANA CIR MINNEOLA	0.41
5				
6				
7				
8				

Alternate Key 3827636  
Parcel ID 01-22-25-0800-000-07600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0469 Subject  
12/6/2024 By  
Card # 1 of 1

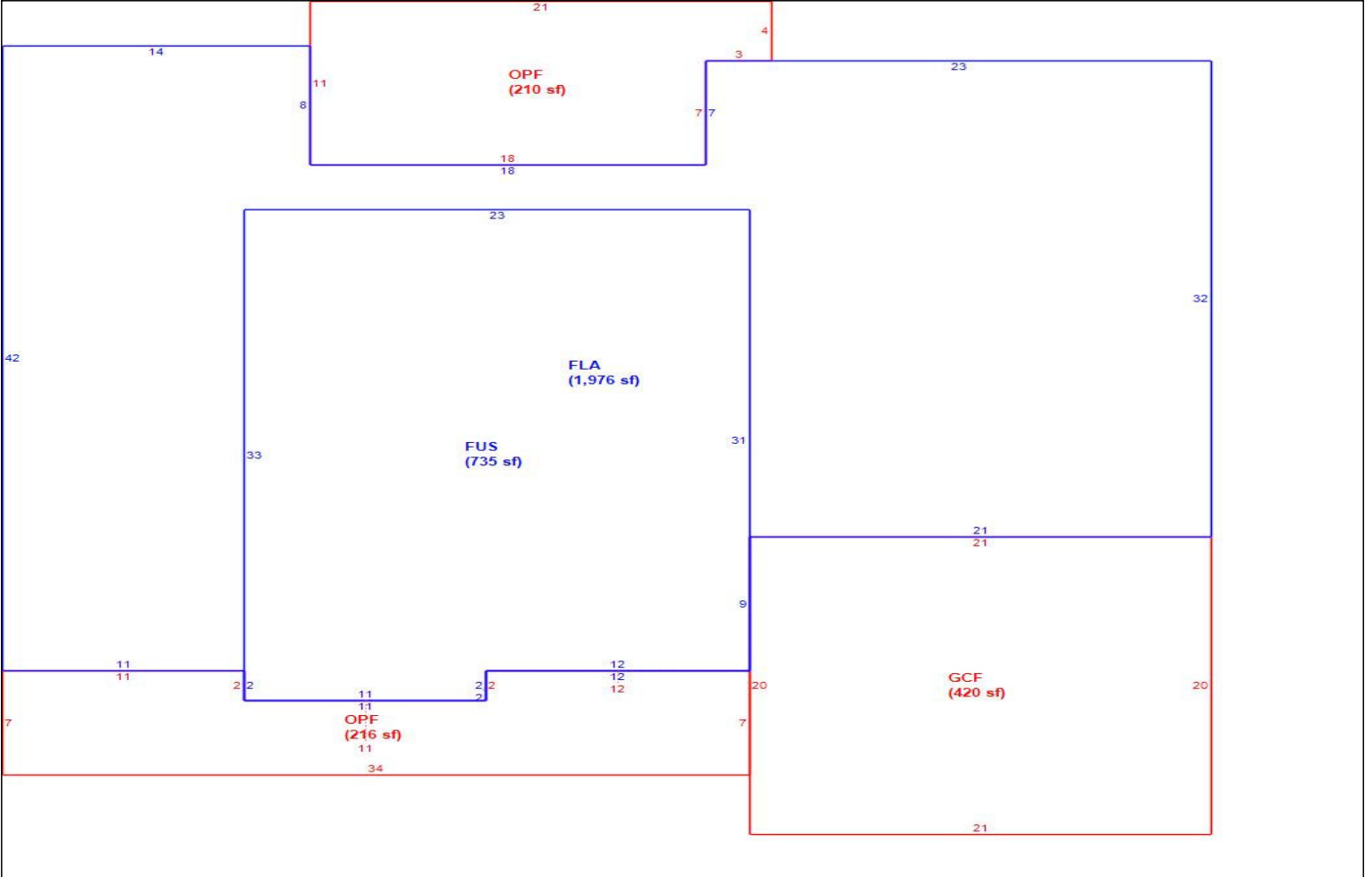
Current Owner		
FKH SFR M LP C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 1014 WILLOW OAK LOOP		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
HIGHLAND OAKS PHASE I PB 52 PG 30-31 LOT 76 ORB 6113 PG 122

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 327,228
		Deprec Bldg Value	317,411
		Multi Story	1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,976	1,976	1,976	2005	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	735	735	735	102.08	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	420	0	327,228	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	426	0	EX	Foundation	3	Fireplaces	0
					% Good	97.00			
					Functional Obsol	0			
TOTALS		2,711	3,557	2,711	Building RCNLD	317,411	Roof Cover	3	Type AC 03

Alternate Key 3827636  
 Parcel ID 01-22-25-0800-000-07600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0469 Subject  
 12/6/2024 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	
2006	468-05-07	07-23-2005	02-08-2006	236,383	0000	SFR 1014 WILLOW OAK LP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023033394	6113 0122	01-25-2023	WD	U	11	I	100					
2021102654	5759 1363	06-17-2021	WD	U	11	I	0					
2021004075	5647 2247	12-28-2020	WD	Q	01	I	275,400					
	3898 0736	04-23-2010	WD	U	U	I	112,000					
	3139 1132	02-23-2006	QC	U	U	I	0					
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	
79,910	317,411	0	397,321	0	397321	0.00	397321	397321	386,986	

**Parcel Notes**

3074/486 PETER SUGRIM SINGLE  
 06FC EF 121405 DN 020806  
 3898/736 FRED ROSE MARRIED  
 10SALE ORB 3898/736 USALE JUDGEMENT ORB 3827/397 PER FER 051210 CB 062510  
 11 SALE VERY LOW SEE SALES AK 3929808 3929809 3829815 DN 120910  
 5647/2247 FRED ROSE TO CERBERUS SFR HOLDINGS V LP  
 21 MLS SFR GOOD COND WELL MAINTAINED BDK 013021  
 5759/1363 FKH SFR C2 L P FKA CERBERUS SFR HOLDINGS V L P TO FKH SFR C2 L P  
 5759/1363 M SALE INCL AK3828466 AK3828400 AK3827636 AK3790525 AK3806547 AK3775225 AK3890194 AK3852879  
 21VAB PETITION 2021-254 TJW 092321  
 21BILL CORRECTION 2021-0032 REDUCED BLDG VALUE DUE TO FURTHER MARKET ANALYSIS FOR PETITION TJW PAP 031022  
 6113/122 FKH SFR C2 LP TO FKH SFR M LP

\*\*\*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 3840735  
Parcel ID 36-21-25-0060-000-00400

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0469 Comp 1  
12/6/2024 By

Card # 1 of 1

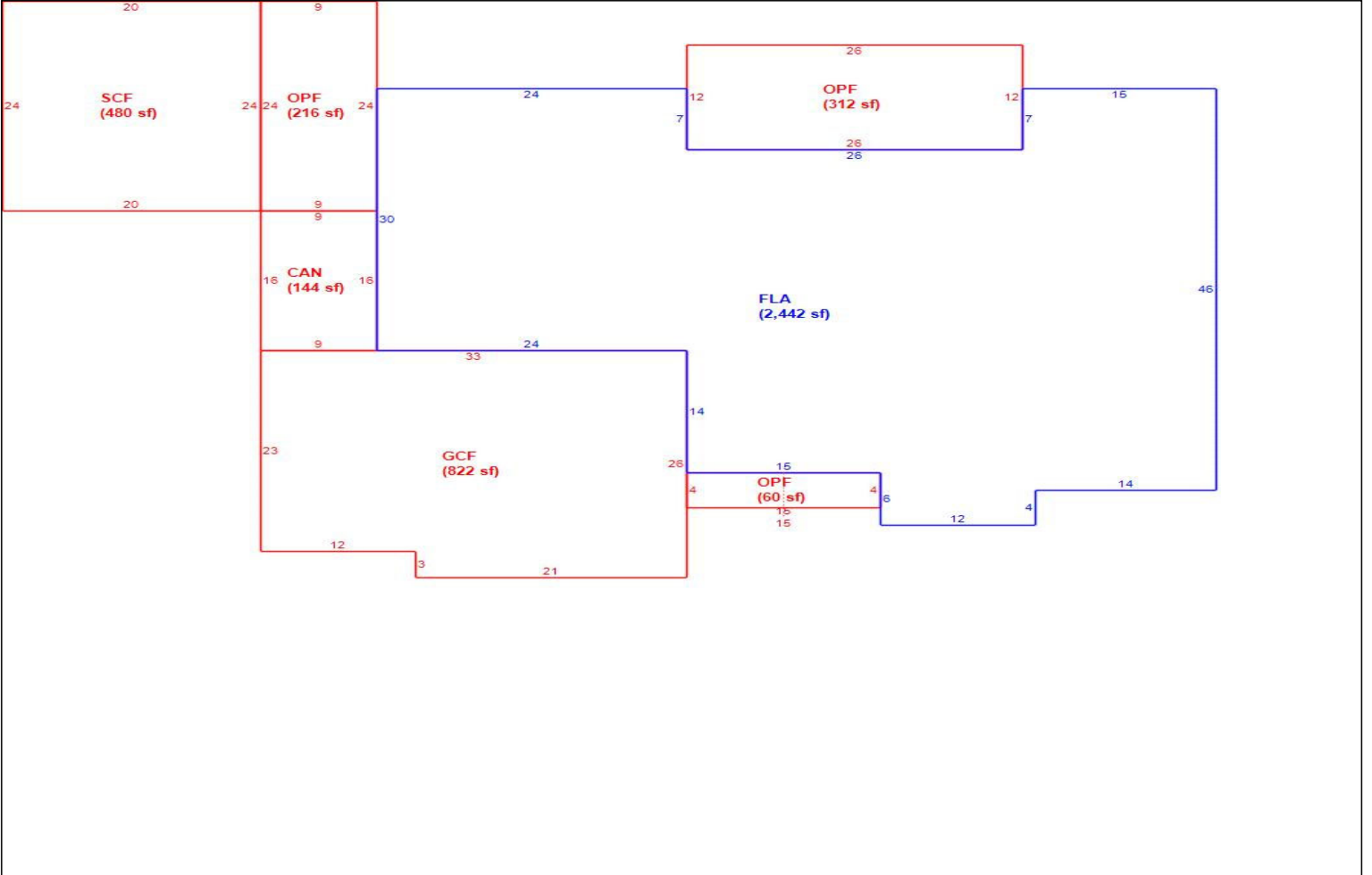
Current Owner		
SHAFFER JENNIFER L AND DAVID KASNER		
2312 ZALTANA CIR		
MINNEOLA	FL	34715

Property Location			
Site Address 2312 ZALTANA CIR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	4509
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
APSHAWA VIEW SUB PB 56 PG 5-6 LOT 4 ORB 6086 PG 2140

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	43,500.00	0.0000	1.70	1.100	1.000	0	81,345
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		81,345		
Classified Acres		0		Classified JV/Mkt		81,345		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 334,861	Deprec Bldg Value 324,815	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,442	2,442	2442	2014	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	822	0	106.67	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	588	0	334,861	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	144	0	EX	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	480	0	97.00	Roof Cover	3	Type AC	03
TOTALS		2,442	4,476	2,442	0	Building RCNLD	324,815		



Alternate Key 3840735  
Parcel ID 36-21-25-0060-000-00400

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0469 Comp 1  
12/6/2024 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
PLD2	POOL/COOL DECK	650.00	SF	5.38	2016	2016	3497.00	82.50	2,885
POL2	SWIMMING POOL - RESIDENTIAL	350.00	SF	35.00	2016	2016	12250.00	85.00	10,413
SEN2	SCREEN ENCLOSED STRUCTURE	1968.00	SF	3.50	2016	2016	6888.00	82.50	5,683

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	137-17-02	02-21-2017	03-19-2018	15,000	0003	STORAGE BLDG 480SF	03-19-2018		
2017	056-16-02	02-08-2016	05-02-2017	5,000	0003	SEN	04-25-2017		
2017	479-15-10	01-11-2016	05-02-2017	20,000	0003	POL FOR 2017	04-25-2017		
2016	479-15-10	10-16-2015	01-11-2016	20,000	0003	POL	01-11-2016		
2015	013-14-01	01-01-2014	03-31-2015	396,823	0001	SFR 3/2 2312 ZALTANA CIR	03-31-2015		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011769	6086	2140	01-31-2023	WD	Q	01	I	700,000	039	HOMESTEAD	2024	25000
	4558	0066	11-24-2014	WD	Q	Q	I	320,000	040	WIDOWER	2024	5000
	4164	2229	05-21-2012	QC	U	M	V	100	059	ADDITIONAL HOMESTEAD	2024	25000
<b>Total</b>											<b>55,000.00</b>	

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
81,345	324,815	18,981	425,141	0	361901	55,000.00	306901	331901	415,684

**Parcel Notes**

ET AL ROBERT D & SUSAN L THOMPSON HW 1/2 INT JEROME E & BONITA M KOCIELKO HW 1/2 INT TIC  
12 LOC FROM 121 PHYS FROM 38 FER 121311  
4164/2229 ROBERT D & SUSAN L THOMPSON AND JEROME E & BONITA M KOCIELKO TO ROBERT D & SUSAN L THOMPSON HW  
4164/2229 M SALE INCL AK3840735 AK3840737 AK3840742 AK3840744 AK3840749 AK3840751  
4558/66 ROBERT D & SUSAN L THOMPSON TO JOSE VELAZQUEZ & YOLANDA CORDERO HW  
15X COURTESY HX CARD SENT 012315  
16C SFR IN GOOD COND POL STILL UNDER CONSTRUCTION WILL BE GR 2 350SF PLD WILL BE 650SF GR 2 FWD PERMIT SPJ 011116  
17IT PER CD PLUS PIC AND LAS YEAR FC ADD MISC SPJ 042517  
18IT PER PIC CAN4 FROM 270SF ADD SCF6 AND OPF7 NEW OPF7 MADE FROM PART OF CAN5 SCANNED SPJ 031918  
23CC NOS DAVID KASNER AND JENNIFER SHAFER SUBMITTED HX WX APP AND PORT APP FOR DAVID KASNER AND JENNIFER WILL SUBMIT  
DC FOR DAVID KASNER WITH EXEMPTION REQUEST FORM NT 021623  
6086/2140 JOSE VELAZQUEZ & YOLANDA CORDERO TO JENNIFER LYNN SHAFER SINGLE AND DAVID KASNER SINGLE JTWROS

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Alternate Key 3835776  
 Parcel ID 01-22-25-0802-000-12300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0469 Comp 2  
 12/6/2024 By  
 Card # 1 of 1

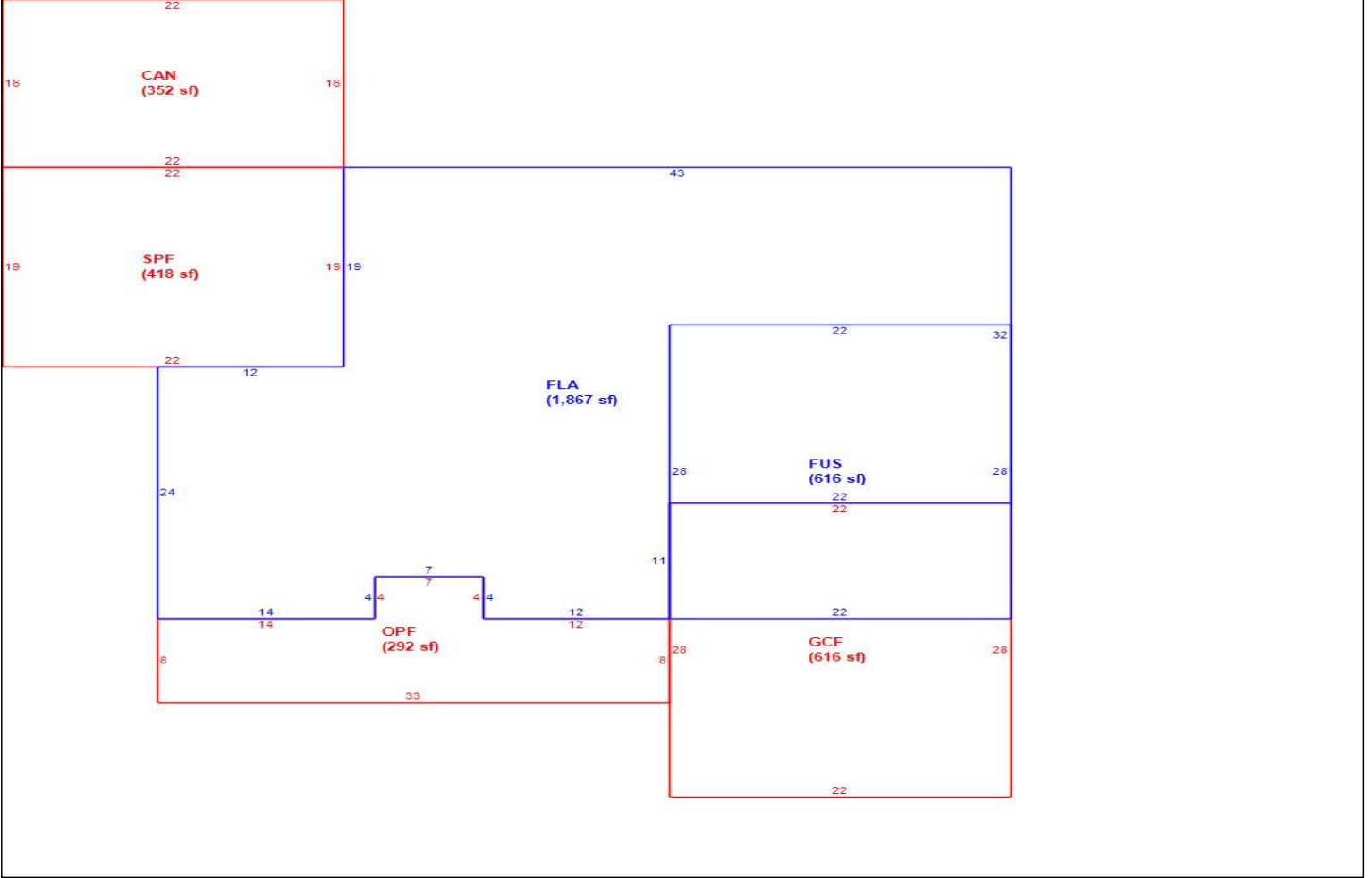
Current Owner		
KHOVITCH BORIS		
946 WILLOW OAK LOOP		
MINNEOLA	FL	34715

Property Location		
Site Address 946 WILLOW OAK LOOP		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

**Legal Description**  
 HIGHLAND OAKS PHASE III PB 53 PG 75-76 LOT 123 ORB 6117 PG 596

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	30,500.00	0.0000	2.62	1.020	1.000	0	81,508
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		81,508		
Classified Acres		0		Classified JV/Mkt		81,508		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 319,617 Deprec Bldg Value 310,028 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	2006	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	616	616	616	103.18	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	616	0	319,617	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	292	0	97.00	% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	352	0	0	Functional Obsol	0	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	418	0	310,028	Building RCNLD	310,028	Roof Cover	3
TOTALS		2,483	4,161	2,483		Type AC	03		

Alternate Key 3835776  
 Parcel ID 01-22-25-0802-000-12300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0469 Comp 2  
 12/6/2024 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
DEC2	DECK - WOOD	132.00	SF	4.63	2006	2006	611.00	50.00	306

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	SALE	01-01-2008	01-23-2009	1	0000	CHECK VALUE	12-29-2008		
2007	409-06-12	12-06-2006	03-30-2007	2,000	0000	DEC 11X11	03-30-2007		
2007	0042-06-02	01-30-2006	08-02-2006	234,160	0000	SFR 946 WILLOW OAK LOOP	08-02-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023036750	6117	0596	03-30-2023	WD	Q	01	I	454,000				
	3672	1895	08-25-2008	WD	Q	Q	I	207,000				
	3212	2434	07-14-2006	WD	Q	Q	I	280,000				
	2782	0954	03-02-2005	WD	U	M	V	1				
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	
81,508	310,028	306	391,842	0	391842	0.00	391842	391842	382,277	

**Parcel Notes**

3212/2434 CRAY A BARTLEY SINGLE  
 07FC ADD CAN6 DEC MHS 033007  
 3672/1895 CRAY A BARTLEY TO MARISSA E KEENE SINGLE  
 09FC LOC FROM 315 QG FROM 650 MHS 112508  
 6117/596 MARISSA E KEENE TO BORIS KHOVITCH SINGLE

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Alternate Key 3840733  
 Parcel ID 36-21-25-0060-000-00200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0469 Comp 3  
 12/6/2024 By  
 Card # 1 of 1

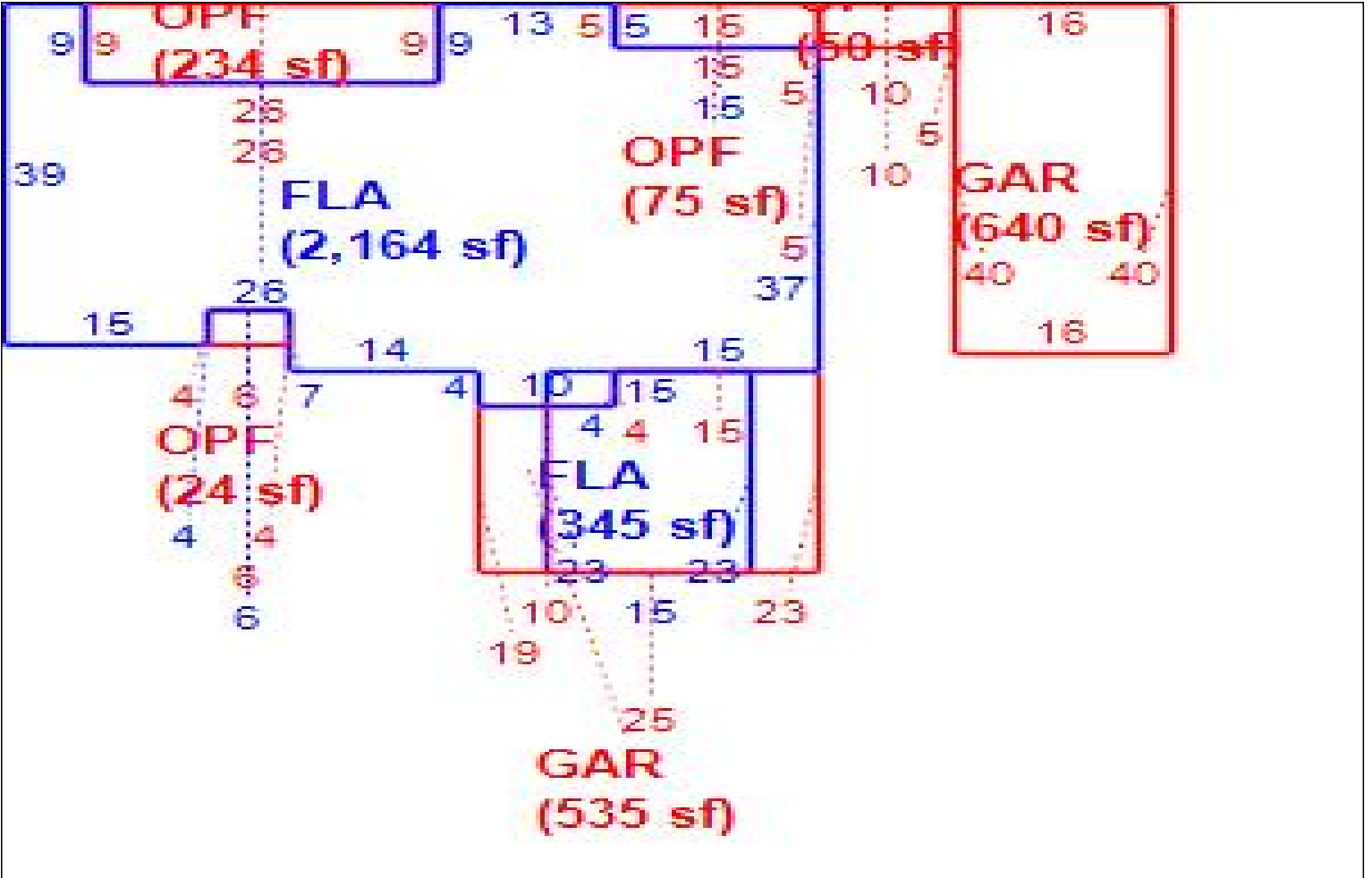
Current Owner		
VINCENT MARK L & TAMMY L		
2304 ZALTANA CIR		
MINNEOLA	FL	34715

Property Location			
Site Address 2304 ZALTANA CIR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	4509
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	04-28-202

Legal Description
APSHAWA VIEW SUB PB 56 PG 5-6 LOT 2 ORB 6202 PG 2364

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	43,500.00	0.0000	1.70	1.000	1.000	0	73,950
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,950		
Classified Acres		0		Classified JV/Mkt		73,950		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 344,240	Deprec Bldg Value 333,913	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
FLA	FINISHED LIVING AREA	2,509	2,509	2509	2006	2509	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	1,175	0	Base Rate	105.98	Quality Grade	675	Half Baths	1
OPF	OPEN PORCH FINISHE	0	383	0	Building RCN	344,240	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,509	4,067	2,509	Building RCNLD	333,913				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
FOP4	OPEN PORCH FINISHED	144.00	SF	19.75	2019	2019	2844.00	90.00	2,560
POL5	SWIMMING POOL - RESIDENTIAL	320.00	SF	75.00	2023	2023	24000.00	100.00	24,000
PLD3	POOL/COOL DECK	409.00	SF	7.33	2023	2023	2998.00	100.00	2,998
SEN2	SCREEN ENCLOSED STRUCTURE	1620.00	SF	3.50	2023	2023	5670.00	100.00	5,670

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1576-23-11	11-30-2023	05-24-2024	4,500	0003	SEN	05-24-2024		
2024	1443-23-10	10-30-2023	05-24-2024	89,948	0003	POL W/PAVER DECK	05-24-2024		
2021	0994-19-11	01-01-2020	04-28-2021	12,000	0003	STORAGE BLDG 16X40	04-28-2021		
2020	290-19-04	04-11-2019	03-24-2020	1,500	0003	GAZEBO 12X12	03-24-2020		
2010	MOE	01-01-2009	06-01-2010	100	0000	CK LAND AND BLDG VALU FOR2010 IN	02-03-2010		
2008	339-07-10	10-16-2007	04-09-2008	800	0000	PLAYHOUSE	04-09-2008		
2007	0068-06-02	02-16-2006	05-16-2007	2,100	0000	NO INFO/ 2304 ZANTANA CIR			
2007	403-05-06BEP	01-01-2006	06-26-2006	202,747	0000	SFR FOR 07	06-26-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106590	6202 2364	08-24-2023	WD	Q	01	I	580,000	024	DISABILITY VETERAN TOT	2024	330531	
2023106589	6202 2362	08-24-2023	WD	U	11	I	100	039	HOMESTEAD	2024	25000	
	4165 0642	05-22-2012	WD	Q	Q	I	190,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3808 1345	08-11-2009	WD	U	U	I	210,000					
	3802 1174	08-03-2009	CT	U	U	I	100					
<b>Total</b>											<b>380,531.00</b>	

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	
73,950	333,913	35,228	443,091	0	380531	380,531.00	0	0	400,579	

**Parcel Notes**

ET AL ROBERT D & SUSAN L THOMPSON HW 1/2 INT JEROME E & BONITA M KOCIELKO HW 1/2 INT TIC  
 07FC FLA3 IS BONUS RM OVER GCF TJW 062606  
 3364/2414 BLAINE D THOMPSON SINGLE  
 07 SALE IS LOW COMPARED TO OTHERS U-SALE POSSIBLE FAMILY SALE TJW 022307  
 07FC NO IDEA WHAT PERMIT IS FOR ONLY NEW IMP ON PROP IS CHILDS PLAYGROUND TJW 051607  
 08FC CHILDS PLAYGROUND GONE JMK 040908  
 09X CARD RETURNED WITH ADDRESS OF 415 PALM LN CLERMONT 34711 OWNER MOVED 2008  
 09X RENEWAL CARD RETURNED WITH ADDRESS OF 415 PALM LN CLERMONT 34711  
 3802/1174 CT VS BLAINE D THOMPSON PROP SOLD TO COLONIAL BANK  
 3808/1345 COLONIAL BANK TO MYRTLE W TAYLOR-OLSON MARRIED  
 10FC ADD OPF6 JDB 020310  
 4165/642 MYRTLE W TAYLOR-OLSON & STANLEY H OLSON JR TO LUIS A CARDONA-LEBRON  
 16IT CK MISC PJF 082216  
 20IT SFR IN GOOD COND IN MISC ADD 12X12 FOP HH 032420  
 21CC RECEIVED SOS APP WITH 2020 TAX RETURN NT 050321  
 21X RECD HX APP NO CHANGES APPEAR TO BE MADE APP SCANNED DB 050521  
 21FC SFR IN GOOD COND ADD OPF7 GCF8 HH 042821  
 23CC NOS MARK AND TAMMY VINCENT SUBMITTED HX PORT TVADX APP WITH VA LETTER CS 091823  
 6202/2362 LUIS A CARDONA-LEBRON & MAGDA LUCY MEDINA CARRERO TO LUIS A CARDONA-LEBRON & MAGDA LUCY MEDINA CARRERO HW  
 6202/2364 LUIS A CARDONA-LEBRON & MAGDA LUCY MEDINA CARRERO TO MARK L & TAMMY LYNN VINCENT HW  
 24IT ADD MISC PER NEARMAP TDS 052424

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