



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3775040**

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 # 2024-0486	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information FKH SFR PROPCO ALP			
Taxpayer name: FirstKey Homes;		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	17-22-26- 2005-000- 10400 813 Arbor Hill Cir
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.)			
Type of Property <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			
PART 2. Reason for Petition 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 type="checkbox"/> 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

Petition # 2024-0486	Alternate Key: 3775040	Parcel ID: 17-22-26-2005-000-10400	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 813 ARBOR HILL CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name FKH SFR PROPCO A LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 382,761	\$ 382,761	
2. Assessed or classified use value, *if applicable	\$ 302,100	\$ 302,100	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 302,100	\$ 302,100	

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

Last Sale Date 10/29/2019 **Price:** \$244,000 Arm's Length Distressed Book 5368 Page 1737

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3775040	3726316	3789942	3726723
Address	813 ARBOR HILL CIR MINNEOLA	925 ROANOKE DR MINNEOLA	1404 MUIR CIR CLERMONT	876 HIGH POINTE CIR MINNEOLA
Proximity		0.20 Miles	0.41 Miles	0.60 Miles
Sales Price		\$424,900	\$425,000	\$430,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.60%	3.20%
Adjusted Sale		\$366,264	\$368,050	\$379,260
\$/SF FLA	\$193.41 per SF	\$170.99 per SF	\$196.40 per SF	\$218.22 per SF
Sale Date		9/19/2023	8/23/2023	4/7/2023
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	1,979	2,142	-13040	1,874	8400	1,738	19280
Year Built	1998	2000		2001		1996	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	3.0		2.0		2.0	-5000
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	1	1	0	0	2500	0	2500
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. 3.6%	-13040	-Net Adj. 2.5%	-9100	-Net Adj. 0.8%	-3220
		Gross Adj. 3.6%	13040	Gross Adj. 8.4%	30900	Gross Adj. 12.3%	46780
Adj. Sales Price	Market Value \$382,761	Adj Market Value	\$353,224	Adj Market Value	\$358,950	Adj Market Value	\$376,040
	Value per SF 193.41						

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.

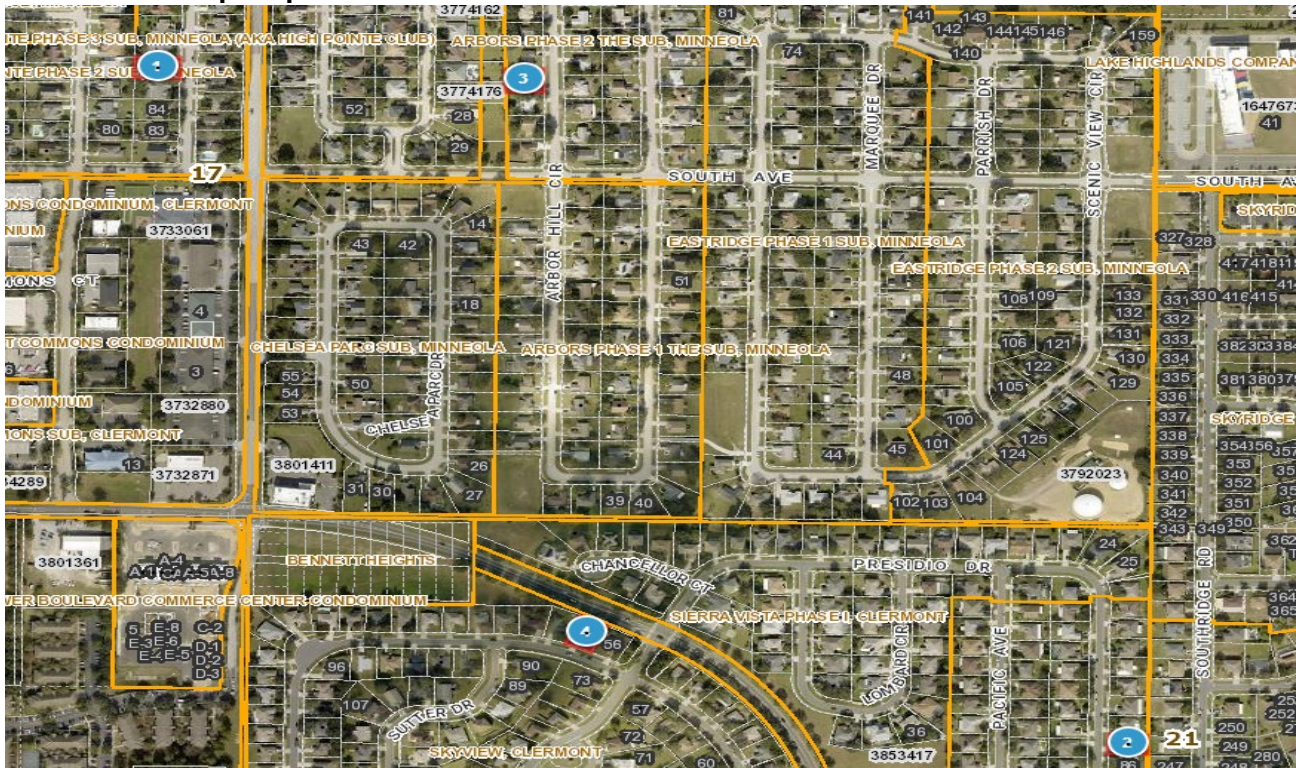
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:

DATE

2024-0486 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3726316	925 ROANOKE DR MINNEOLA	0.2
2	Comp 3	3726723	876 HIGH POINTE CIR MINNEOLA	0.6
3	Subject	3775040	813 ARBOR HILL CIR MINNEOLA	-
4	Comp 2	3789942	1404 MUIR CIR CLERMONT	0.41
5				
6				
7				
8				

Alternate Key 3775040
Parcel ID 17-22-26-2005-000-10400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0486 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

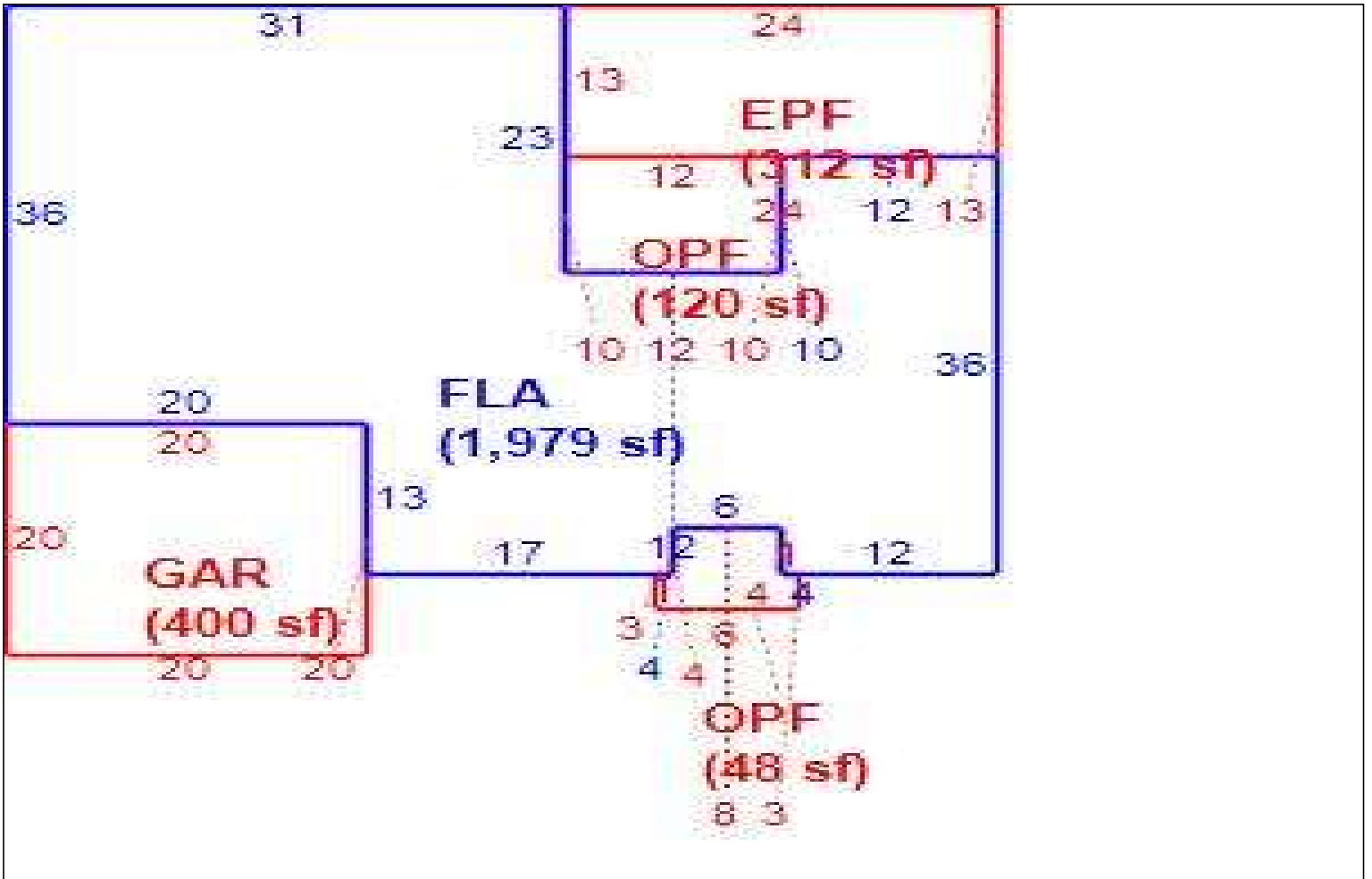
Current Owner
FKH SFR PROPCO A LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Property Location
Site Address 813 ARBOR HILL CIR
MINNEOLA FL 34715
Mill Group 00MI NBHD 0583
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
MINNEOLA, THE ARBORS PHASE 2 SUB LOT 104 PB 39 PG 47 ORB 5368 PG 1737 ORB 5531 PG 1151

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 320,392 Deprec Bldg Value 294,761 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	4
EPF	ENCLOSED PORCH FIN	0	312	0	Effective Area	1979	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,979	1,979	1,979	Base Rate	131.60	Quality Grade	700	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	320,392	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	168	0	Condition	VG	Foundation	3	Fireplaces	1
					% Good	92.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	294,761			Type AC	03
TOTALS		1,979	2,859	1,979						

Alternate Key 3775040
 Parcel ID 17-22-26-2005-000-10400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0486 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	
2000	9950381	05-06-1999	02-23-2000	1	0000	13X24 VINYL RM			
1999	9820094	02-01-1998	12-01-1998	97,968	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020093861	5531 1151	08-05-2020	WD	U	11	I	0					
2019124928	5368 1737	10-29-2019	WD	Q	Q	I	244,000					
2018057170	5110 2036	05-15-2018	WD	U	U	I	200,000					
	1611 0383	05-14-1998	WD	Q	Q	I	119,900					
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	
88,000	294,761	0	382,761	50451	332310	0.00	332310	382761	382,761	

Parcel Notes

00FC QG FROM 475 & ADD EPC05, LAND FROM FF RS 022300
 03 QC FROM 565 FER 022103
 5110/2036 MOISES & DENISE REYES TO MOISES II & MELANY REYES HW
 18X COURTESY HX CARD SENT 062118
 19X COURTESY HX CARD SENT 010219
 5368/1737 MOISES II & MELANY REYES TO CERBERUS SFR HOLDINGS III LP
 5531/1151 FKH SFR PROPCO A.L.P FKA CERBERUS SFR HOLDINGS III L.P TO FKH SFR PROPCO A.L.P C/O FIRST KEY HOMES LLC
 5531/1151 M SALE INCL 14 LOTS IN VARIOUS SUBS
 20VAB PETITION 2020-079 TJW 091620
 20VAB PETITION 2020-079 WITHDRAWN NO CHANGE TJW 111620

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 3726316
 Parcel ID 17-22-26-0805-000-05800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0486 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

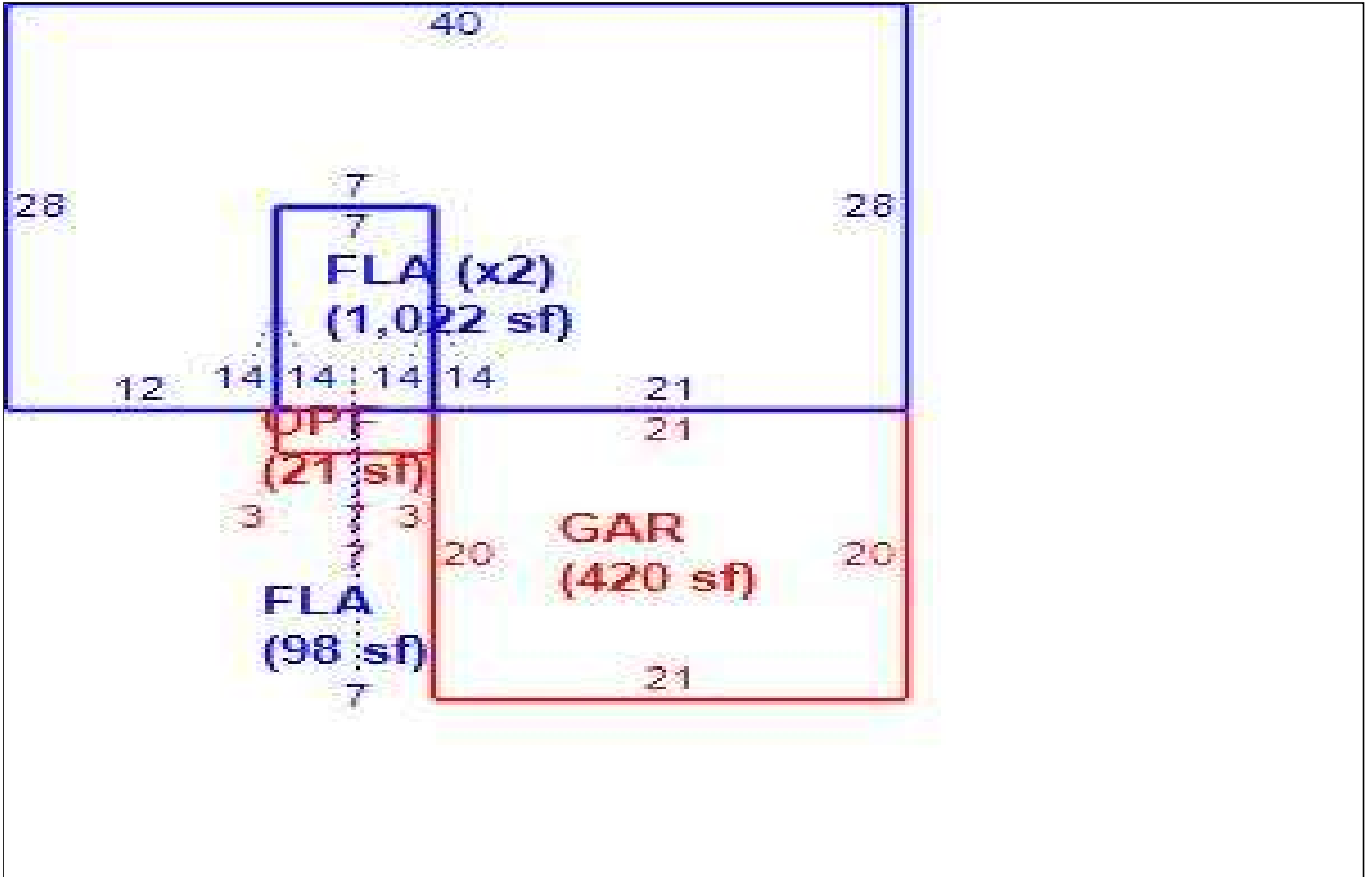
Current Owner		
HOMAN JAIMIE		
925 ROANOKE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 925 ROANOKE DR			
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 58 PB 37 PGS 19-20 ORB 6214 PG 1562

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 290,615
Deprec Bldg Value 281,897		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	2,142	2,142	2142	Effective Area	2142	No Stories	2.00	Full Baths	3	
GAR	GARAGE FINISH	0	420	0	Base Rate	111.37	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	290,615	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	1
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		2,142	2,583	2,142	Building RCNLD	281,897					

Alternate Key 3726316
Parcel ID 17-22-26-0805-000-05800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0486 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
RTN2	RETAINING WALL	300.00	SF	2.16	2019	2019	648.00	87.50	567

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	563-19-06	06-25-2019	04-26-2020	9,200	0003	RTN 100LF	04-26-2020		
2006	675-05-12	11-28-2005	06-12-2006	1,886	0000	REMOVE & REPL FRONT DOOR			
2001	1	01-01-2000	03-06-2001	10	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023116383	6214 1562	09-19-2023	WD	Q	01	I	424,900	039	HOMESTEAD	2024	25000
2019021251	5240 1404	02-22-2019	WD	Q	Q	I	251,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018118895	5182 0558	10-05-2018	WD	U	U	I	243,200				
	4052 2463	07-11-2011	WD	U	U	I	140,000				
	4031 1892	04-05-2011	QC	U	U	I	100				
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	281,897	567	370,464	0	370464	50,000.00	320464	345464	370,480	

Parcel Notes

1885/1146 CORINNE C KIES AND JAMES D NAPIER JTWROS THEY MOVED HERE 112800 PER HX APPL
03 QG FROM 450 FER 022703
2504/423 JAMES DWAYNE NAPIER TO CORINNE C KIES
4018/2157 CT VS CORINNE C KIES PROP SOLD TO L S T C LLC TTEE OF TRUST NUMBER 1923 NO TRUST DATE GIVEN
4031/1892 LTSC LLC INDIV AND AS TTEE TO LAND TRS SERVICE CORP TRS NO 925 DTD 040511
4052/2463 LAND TRUST SERVICE CORP TTEE TO LORRAINE C FEINBERG
12 LISTING STATES NOT BANK OR SHORT SALE SAME DAY RESPONSE TO OFFERS MANY UPGRADES SCANNED FALLS IN LINE WITH QUALIFIED SALES CRA 022112
17WEB BEDS FROM 3 3FIX FROM 1 DLS 040317
5182/558 LORRAINE C & JASON FEINBERG TO OPENDOOR PROPERTY W32 LLC
5240/1404 OPENDOOR PROPERTY W32 LLC TO MARK CHAPMAN SINGLE
19X COURTESY HX CARD SENT 032219
20 MLS O5740412 ADT 100419
20 EAG FROM 2 2FIX FROM 1 ADT 100419
20X COURTESY HX CARD SENT 010320
20IT ADD 100LF X 3FT TALL RTN TO MISC ADT 042620
6214/1562 MARK CHAPMAN & ASHLEIGH SAPP TO JAIMIE HOMAN SINGLE
24CC EFILE HX APP CP 022724

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Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0486 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

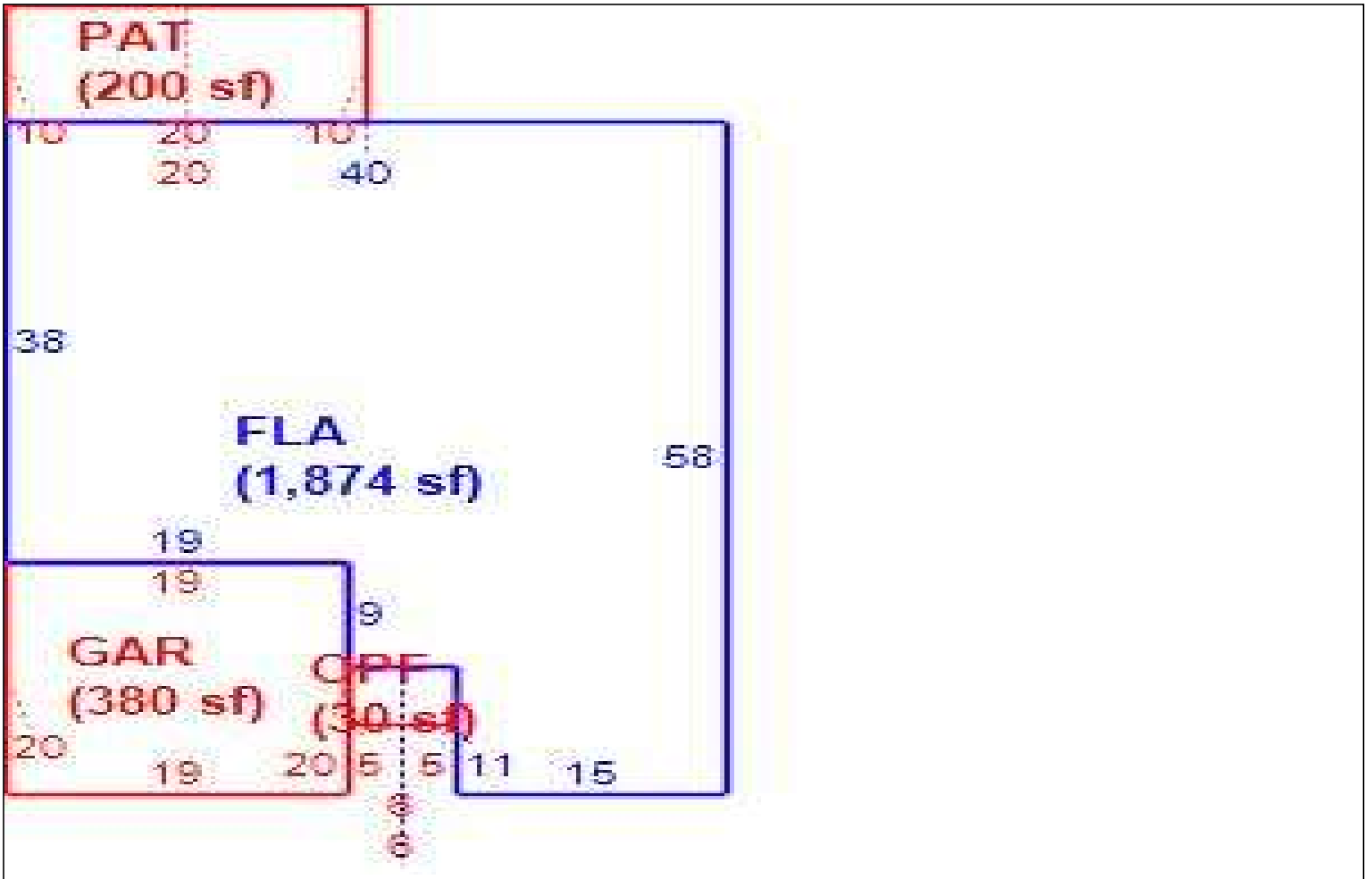
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYVIEW SUB LOT 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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 242,481
Deprec Bldg Value 235,207		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	1,874	1,874	1874	2001				
GAR	GARAGE FINISH	0	380	0	Effective Area	1874	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	30	0	Base Rate	108.76	Quality Grade	670	Half Baths 0
PAT	PATIO UNCOVERED	0	200	0	Building RCN	242,481	Wall Type	03	Heat Type 6
TOTALS		1,874	2,484	1,874	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	235,207			

Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0486 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
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	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	333,085	

Parcel Notes

1875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC
 1949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW
 2203/872 LUKE A JR & PATRICIA M SEPE HW
 03 QG FROM 525 FER 042803
 2692/1514 DAVID TRAWICK SINGLE
 2956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW
 10FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW
 24CC EFILE HX APP CP 082924

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Alternate Key 3726723
 Parcel ID 17-22-26-0805-000-08600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0486 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

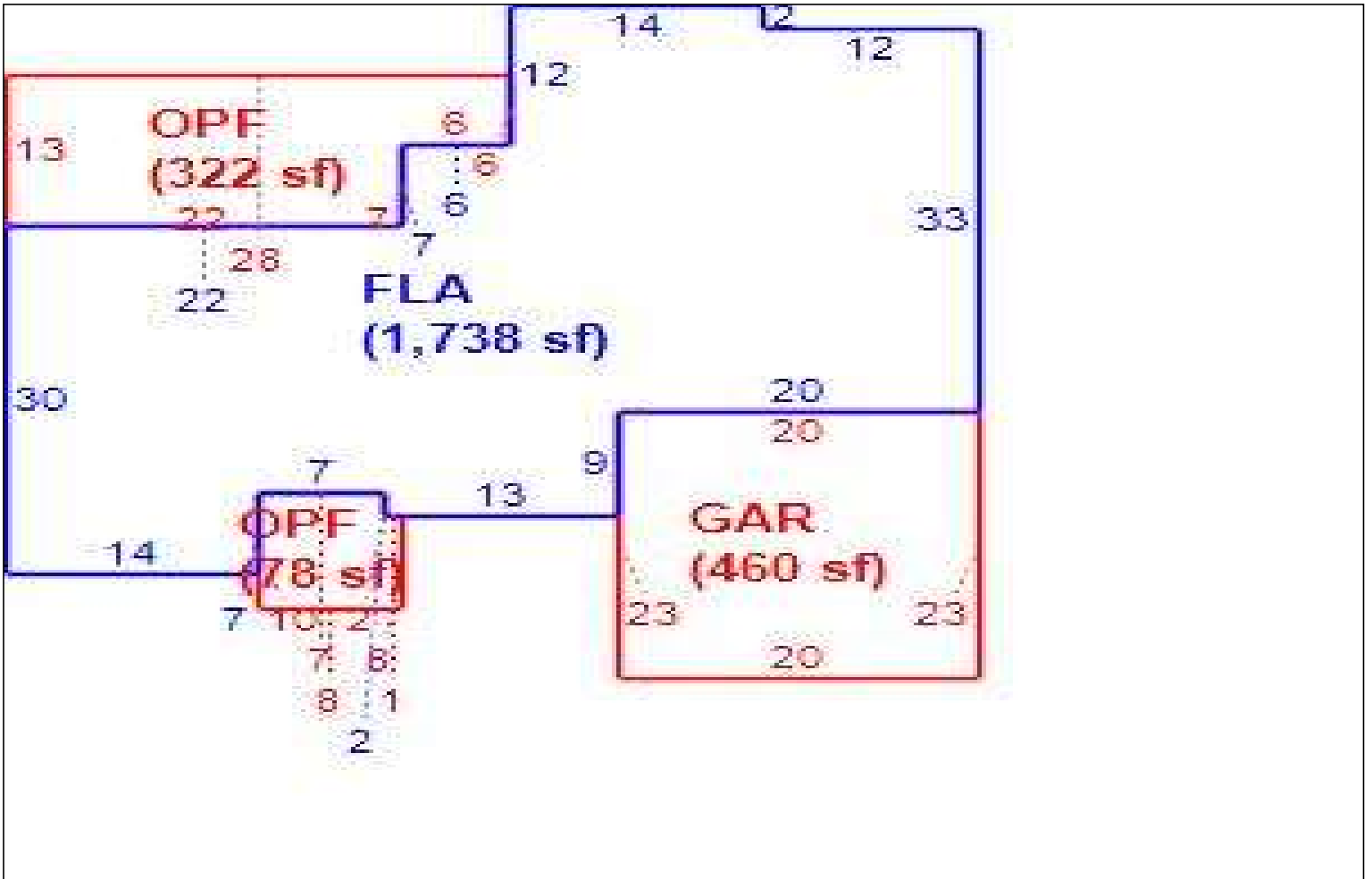
Current Owner		
BEAUCHAMP DARREN S & AMY C		
876 HIGH POINTE CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 876 HIGH POINTE CIR		
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 86 PB 37 PGS 19-20 ORB 6122 PG 736

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 266,764 Deprec Bldg Value 242,755 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	1,738	1,738	1738	1996	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	460	0	124.37	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	400	0	266,764	Wall Type	03	Heat Type	6	
TOTALS					Condition	G	Foundation	3	Fireplaces	0
					% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	242,755				

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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
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	1996	1996	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	277.00	SF	5.38	1996	1996	1490.00	70.00	1,043
SEN2	SCREEN ENCLOSED STRUCTURE	1088.00	SF	3.50	1996	1996	3808.00	40.00	1,523

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	MISC	01-01-2011	07-21-2011	1	0008	PLH	07-21-2011		
2000	1	01-01-1999	02-23-2000	1	0000	CHECK VALUES			
1997	6030314	03-01-1996	12-01-1996	7,000	0000	POOL 876 HIGH POINT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023040855	6122 0736	04-07-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000	
2020106462	5550 0014	09-11-2020	WD	Q	01	I	269,900	059	ADDITIONAL HOMESTEAD	2024	25000	
2020106461	5550 0013	09-08-2020	QC	U	11	I	100					
	1740 2230	08-03-1999	WD	Q	Q	I	138,900					
	1433 0596	04-01-1996	WD	Q	Q	I	130,200					
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	242,755	9,706	340,461	0	340461	50,000.00	290461	315461	340,461	

Parcel Notes

1740/2230 ROBERT&MARGE ZERBE TO BECKY L BURGE MARRIED
 00FC QG FROM 525 RS 022300
 03 QG FROM 600 FER 022703
 12FC ADD PLH NPA NO OTHER CHGS CRA 072111
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5550/13 POST DEED ONLY BERNHARD G BURGE TO BECKLY L BURGE SINGLE ALREADY IN GRANTEE NAME
 5550/14 BECKY L BURGE TO CHRISTOPHER P KROMPEGAL SINGLE
 20X COURTESY HX CARD SENT 102120
 21IT QG FROM 655 MLS O5881522 NPD 110420
 21X COURTESY HX CARD SENT 122120
 21X BECKY L BURGE MOVED APPLIED FOR HX & PORT IN BREVARD CO DB 050621
 6122/736 CHRISTOPHER P KROMPEGAL TO DARREN SCOTT & AMY CHRISTINE BEAUCHAMP HW
 23CC EFILE HX APP CP 052223

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