



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3752597**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0517</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9-12-24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information <i>HPA BORROWER 2016 MI LLC</i></b>			
Taxpayer name: <b>Home Partners of America; HP Florida I LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>18-22-26-19000003300 415 Raymond St</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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 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

<b>Petition #</b> 2024-0517	Alternate Key: 3752597	Parcel ID: 18-22-26-1900-000-03300
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 415 RAYMOND ST MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> HPA BORROWER 2016 ML LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 295,341	\$ 295,341
<b>2. Assessed or classified use value, *if applicable</b>	\$ 289,810	\$ 289,810
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 289,810	\$ 289,810

\*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#	3752597	1628962	3590821	3591119
Address	415 RAYMOND ST MINNEOLA	537 E DESOTO ST CLERMONT	813 FORESTWOOD DR MINNEOLA	836 ELM FOREST DR MINNEOLA
Proximity		1.00 Miles	1.00 Miles	0.95 Miles
Sales Price		\$327,000	\$375,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	1.20%	2.00%
Adjusted Sale		\$288,414	\$323,250	\$282,750
\$/SF FLA	\$164.26 per SF	\$167.88 per SF	\$175.39 per SF	\$171.57 per SF
Sale Date		4/6/2023	9/11/2023	7/24/2023
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	1,798	1,718	4000	1,843	-2250	1,648	7500
Year Built	1997	1951		1995		1995	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	1.0	10000	2.0		2.0	
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		Small Lot	5000
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 4.9%	14000	-Net Adj. 0.7%	-2250	Net Adj. 4.4%	12500
		Gross Adj. 4.9%	14000	Gross Adj. 0.7%	2250	Gross Adj. 4.4%	12500
<b>Adj. Sales Price</b>	Market Value <b>\$295,341</b>	Adj Market Value	<b>\$302,414</b>	Adj Market Value	<b>\$321,000</b>	Adj Market Value	<b>\$295,250</b>
	Value per SF 164.26						

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.

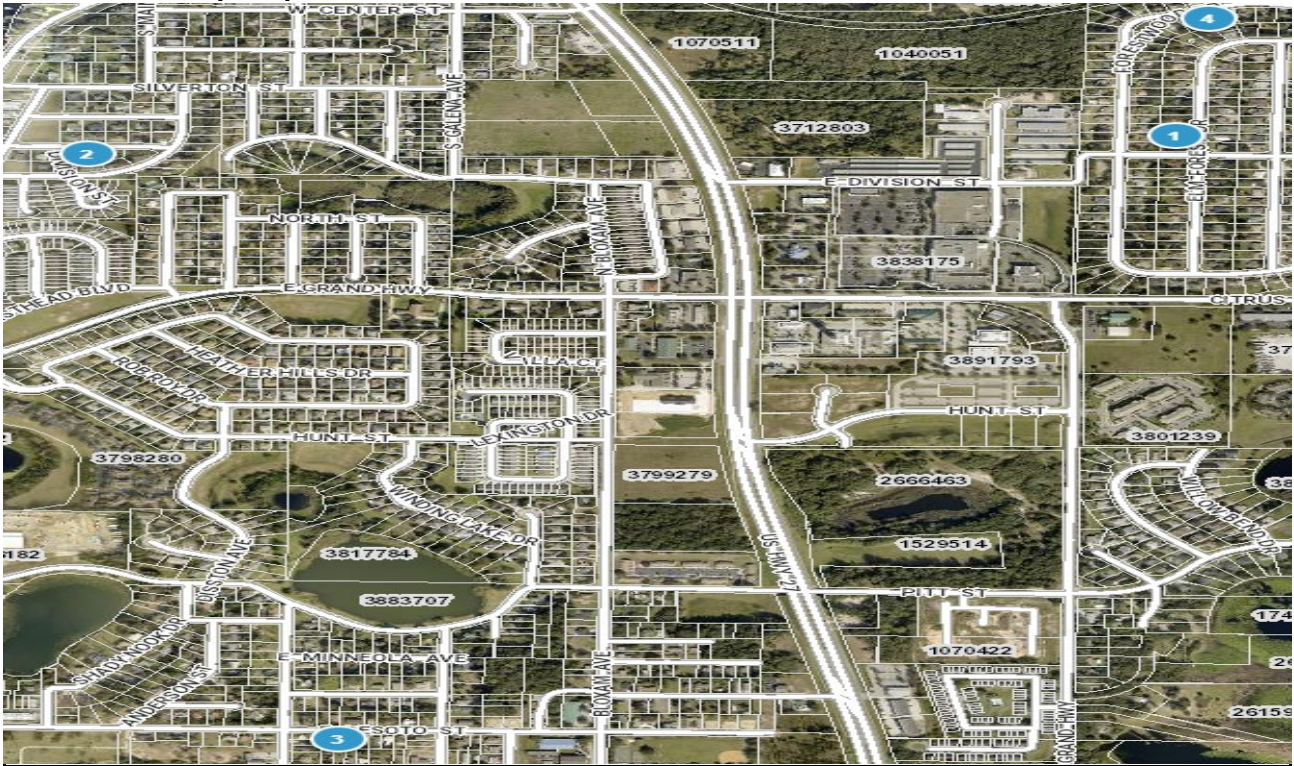
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0517 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3752597	415 RAYMOND ST MINNEOLA	-
2	Comp 1	1628962	537 E DESOTO ST CLERMONT	1
3	Comp 2	3590821	813 FORESTWOOD DR MINNEOLA	1
4	Comp 3	3591119	836 ELM FOREST DR MINNEOLA	0.95
5				
6				
7				
8				

Alternate Key 3752597  
 Parcel ID 18-22-26-1900-000-03300

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

2024-0517 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

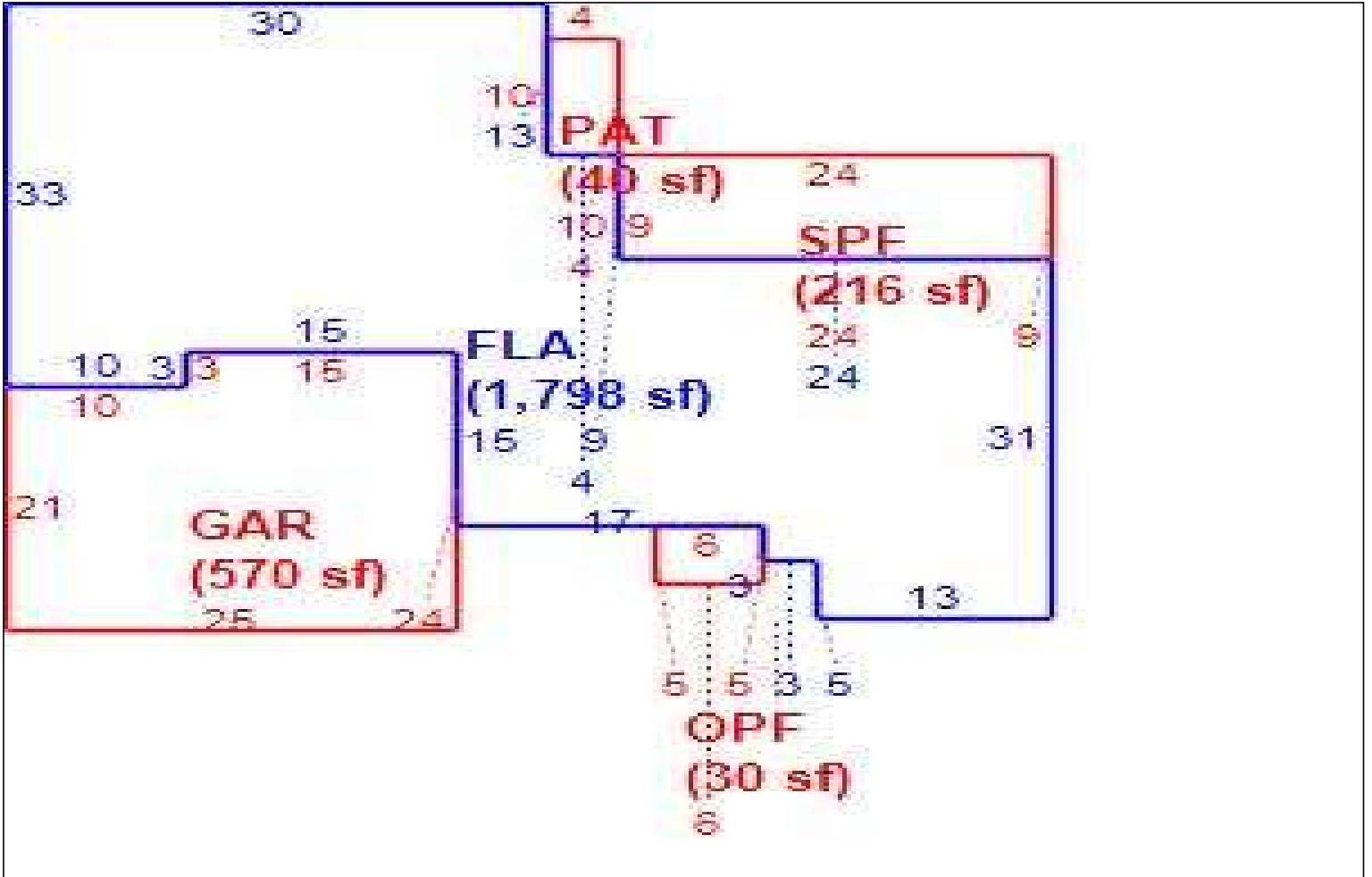
Current Owner		
KETCHAM HEATHER		
415 RAYMOND ST		
MINNEOLA	FL	34715

Property Location			
Site Address 415 RAYMOND ST			
MINNEOLA FL 34715			
Mill Group	OMI1	NBHD	4580
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, SUNSET SHORES SUB LOT 33 PB 37 PGS 58-59 ORB 6394 PG 1333

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
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 228,187
Deprec Bldg Value 221,341		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	1,798	1,798	1798	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	570	0	Effective Area	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Base Rate	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	40	0	Building RCN	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	216	0	Condition	Roof Cover	3	Type AC	03
TOTALS		1,798	2,654	1,798	% Good				
					Functional Obsol				
					Building RCNLD				

Alternate Key 3752597  
 Parcel ID 18-22-26-1900-000-03300

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

2024-0517 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	
2008	SALE	01-01-2007	01-25-2008	1	0000	CHECK VALUE	01-25-2008		
2003	SALE	01-01-2002	11-12-2002	1	0000	CHECK VALUE			
1998	6120005	01-01-1997	12-01-1997	102,024	0000	SFR/415 RAYMOND ST			

Sales Information										Exemptions		
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024105096	6394 1333	09-03-2024	WD	Q	01	I	368,000					
2016075747	4810 1149	07-15-2016	WD	U	U	I	100					
2016002513	4726 0953	12-18-2015	WD	Q	Q	I	175,000					
	3549 2415	12-07-2007	WD	U	U	I	199,000					
	2114 1903	05-10-2002	WD	Q	Q	I	143,500					
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	
74,000	221,341	0	295,341	0	295341	0.00	295341	295341	295,341	

**Parcel Notes**

98FC MASTER BATH 5 FIX MB 101597  
 99FC QG FROM 450 PER SALES RS 010599  
 2114/1903 STEVEN & DEBORAH LEFTWICH TO WILLIAM H HUNTER JR SINGLE  
 03 QG FROM 550 FER 111202  
 03 LOC FROM 130 FER 112502  
 04 LOC FROM 140 FER 060304  
 05 QG FROM 565 JSB 051605  
 3549/2415 WILLIAM H HUNTER JR TO MICHAEL W & CHERYL A PERRY HW  
 08FC CHANGE OPF04 TO SPF04 SALE SEEMS LOW SEE AK1752469 1661943 3750411 LOC FROM 2.95 JSB 012508  
 4726/953 MICHAEL & CHERYL PERRY TO HP FLORIDA I LLC  
 4810/1149 HP FLORIDA I LLC TO HPA BORROWER 2016 ML LLC  
 20TR KEYED FORWARDING ADDR OF 120 S RIVERSIDE PLZ STE 2000 CHICAGO IL 60606 6995  
 6394/1333 HPA BORROWER 2016 ML LLC TO HEATHER KETCHAM MARRIED

\*\*\*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 1628962  
Parcel ID 19-22-26-1400-001-01100

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

2024-0517 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
ORTIZ ERICK ET AL		
537 E DESOTO ST		
CLERMONT	FL	34711

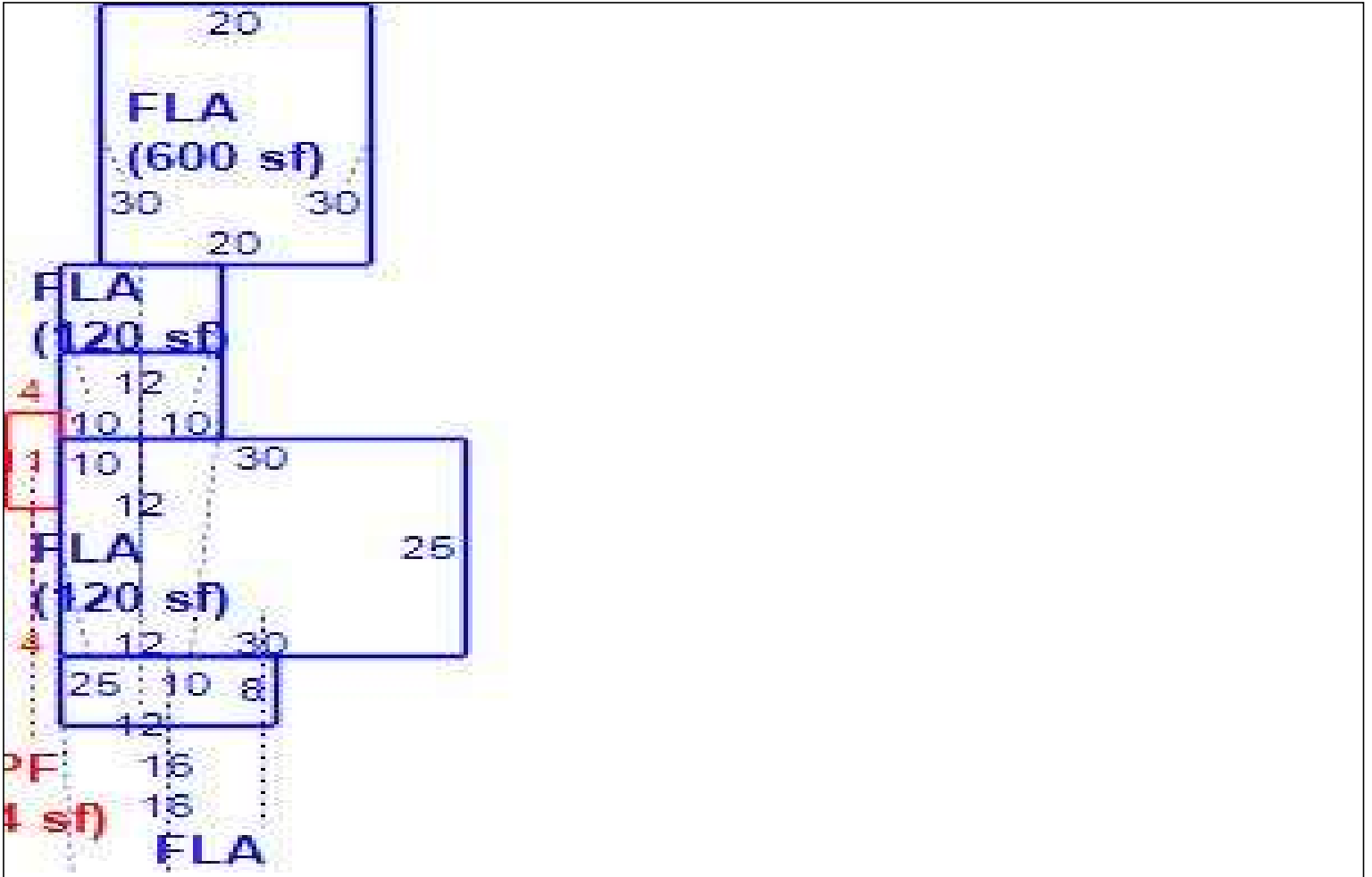
Property Location			
Site Address	537 E DESOTO ST		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	4376

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 04-26-201

Legal Description
CLERMONT, WOODLAWN LOT 11 BLK 1 PB 8 PG 57 ORB 6123 PG 2350

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	40,000.00	0.0000	0.87	1.000	1.000	0	34,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		34,800		
Classified Acres		0		Classified JV/Mkt		34,800		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 187,215
Deprec Bldg Value 170,366		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	1,718	1,718	1718	1951	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	44	0	1718	Quality Grade	655	Half Baths	0
TOTALS		1,718	1,762	1,718	187,215	Wall Type	02	Heat Type	6
					EX	Foundation	3	Fireplaces	0
					91.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	170,366			



Alternate Key 1628962  
Parcel ID 19-22-26-1400-001-01100

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

2024-0517 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
UBF2	UTILITY BLDG FINISHED	112.00	SF	7.50	2018	2018	840.00	85.00	714

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	18-1463	07-03-2018	04-26-2019	2,475	0003	SHED 8X14	04-30-2019		
2008	SALE	01-01-2007	01-25-2008	1	0000	CHECK VALUES			
2001	0021858	02-29-2000	01-16-2001	23,400	0000	ADDS/ALTERS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023042161	6123 2350	04-06-2023	WD	Q	01	I	327,000					
2022093513	5988 1222	06-29-2022	WD	U	11	I	100					
2022066248	5954 2268	05-06-2022	WD	Q	01	I	210,000					
	3472 0057	07-12-2007	WD	Q	Q	I	175,000					
	2618 0653	07-16-2004	WD	U	U	I	48,900					
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	
34,800	170,366	714	205,880	0	205880	0.00	205880	205880	205,901	

**Parcel Notes**

88 NBHD CHANGED FROM 3622  
 01FC LAND FROM FF ADD LOC FLA4 & FLA5 FROM SPF & SBU ADD FLA6 RS 011601  
 03 EMMA LEE WARD DECEASED PER NOTE ON RETURNED HX CARD 021303 GX  
 03TR TRIM RETURNED UNABLE TO FORWARD 537 E DESOTO ST CLERMONT FL 34711  
 04FC LOC FROM 50 EAG FROM 4 JWP 101003  
 05 LOC FROM 65 FER 051905  
 3472/57 CHASTITY LOGAN SINGLE  
 08FC LOC FROM 100 SFR LOOKS TO HAVE BEEN IMPROVED CHG COND FROM 2 EAG FROM 3 QG FROM 300 EPB2 TO FLA2 JSB 012508  
 11FC QG FROM 620 COND FROM 3 CRA 070910  
 19FCL ADD MISC MHS 042619  
 5954/2268 CHASTITY LOGAN & RICKY MURPHY TO VM PRONTO LLC  
 5988/1222 VM PRONTO LLC TO VM MASTER ISSUER LLC  
 6123/2350 VM MASTER ISSUER LLC TO ERICK ORTIZ & ADDYS ELIZABETH GOMEZ SANCHEZ HW AND ADIELY MAGDIEL ORTIZ GOMEZ SINGLE TIC

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Alternate Key 3590821  
Parcel ID 17-22-26-1205-000-04400

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

2024-0517 Comp 2  
PRC Run: 12/10/2024 By  
Card # 1 of 2

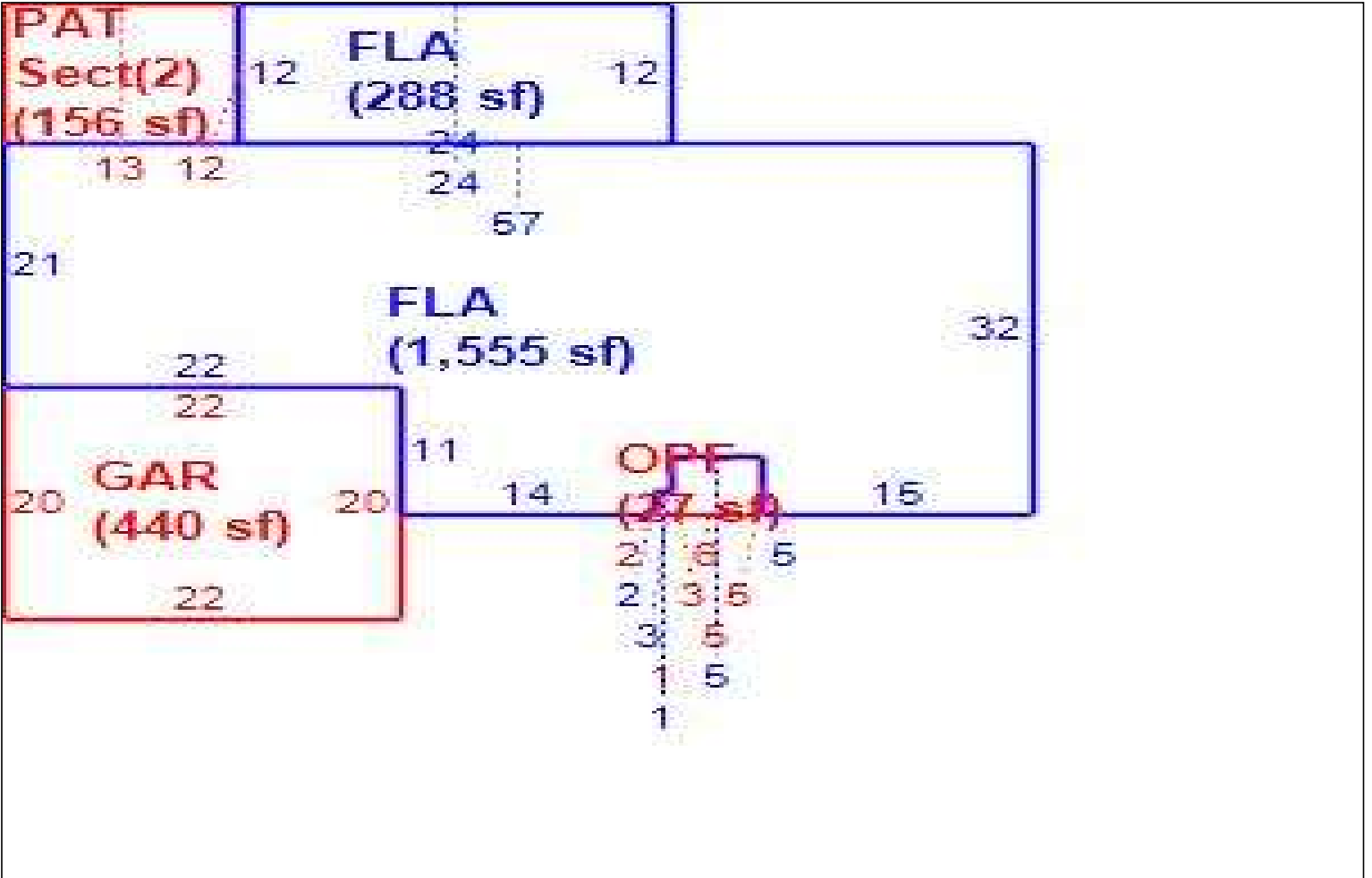
Current Owner		
TIWARI CHANDI		
813 FORESTWOOD DR		
MINNEOLA	FL	34715

Property Location		
Site Address 813 FORESTWOOD DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 04-22-202

**Legal Description**  
MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 44 PB 35 PGS 8-9 ORB 6210 PG 1617

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 2 Replacement Cost 273,676 Deprec Bldg Value 251,782 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	1,843	1,843	1843	1995	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	124.05	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	27	0	273,676	Wall Type	03	Heat Type	6	
TOTALS		1,843	2,310	1,843	Condition VG	Foundation	3	Fireplaces	0	
					% Good 92.00	Roof Cover	3	Type AC	03	
					Functional Obsol 0					
					Building RCNLD 251,782					

Alternate Key 3590821  
Parcel ID 17-22-26-1205-000-04400

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

2024-0517 Comp 2  
PRC Run: 12/10/2024 By  
Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	160.00	SF	7.50	2009	2009	1200.00	40.00	480

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	04-22-2022	1	0099	CHECK VALUE			
2014	392-13-10	10-24-2013	04-03-2014	6,400	0002	REROOF SHINGLE	04-03-2014		
2006	546-05-09	08-31-2005	06-12-2006	1,700	0000	SHED 8X12			
1996	9403176	03-01-1995	12-01-1995	54,512	0000	SFR			
1995	9403176	07-01-1994	12-01-1994	54,512	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112916	6210 1617	09-11-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000	
2021137353	5808 1552	09-29-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021067468	5710 0126	04-30-2021	WD	U	37	I	316,500					
2018045194	5097 0829	04-12-2018	QC	U	U	I	75,900					
	1481 0214	11-01-1996	WD	Q	Q	I	86,000					
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	256,678	480	345,158	0	345158	50,000.00	295158	320158	345,158	

**Parcel Notes**

99FC QG FROM 400 051899 RS  
 02FC LAND FROM FF DUE TO SALES RS 102901  
 03 QG FROM 475 FER 022503  
 14FC CORRECT SKETCH FLA1 FROM 1579SF OPF3 FROM 39SF SPU4 TO FLA SIZE FROM 10X18 YR FROM 1996 ADD UBU 10X16 NPA SFR REROOFED SHINGLES CRA 040314  
 5097/829 BRIAN J & LAURA MORREALE AND MELISSA A MONTI FKA MELISSA M MORREALE TO BRIAN J MORREALE MARRIED  
 5710/126 BRIAN J & LAURA MORREALE TO OPENDOOR PROPERTY TRUST I  
 21X COURTESY HX CARD SENT 062121  
 18DS RESEARCH WIFE ADDED TO OWNERSHIP NO INFO FOUND ON SS# RRB 051718  
 5808/1552 OPENDOOR PROPERTY TRUST I TO LUIS & ANGELA CRUZ HW  
 22FC SFR GOOD COND ADD CAN5 TDS 042222  
 23CC EFILE HX APP CP 012123  
 6210/1617 LUIS & ANGELA CRUZ TO CHANDI TIWARI SINGLE  
 24CC EFILE HX APP CP 121523

\*\*\*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 3591119  
Parcel ID 17-22-26-1210-000-05100

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

2024-0517 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

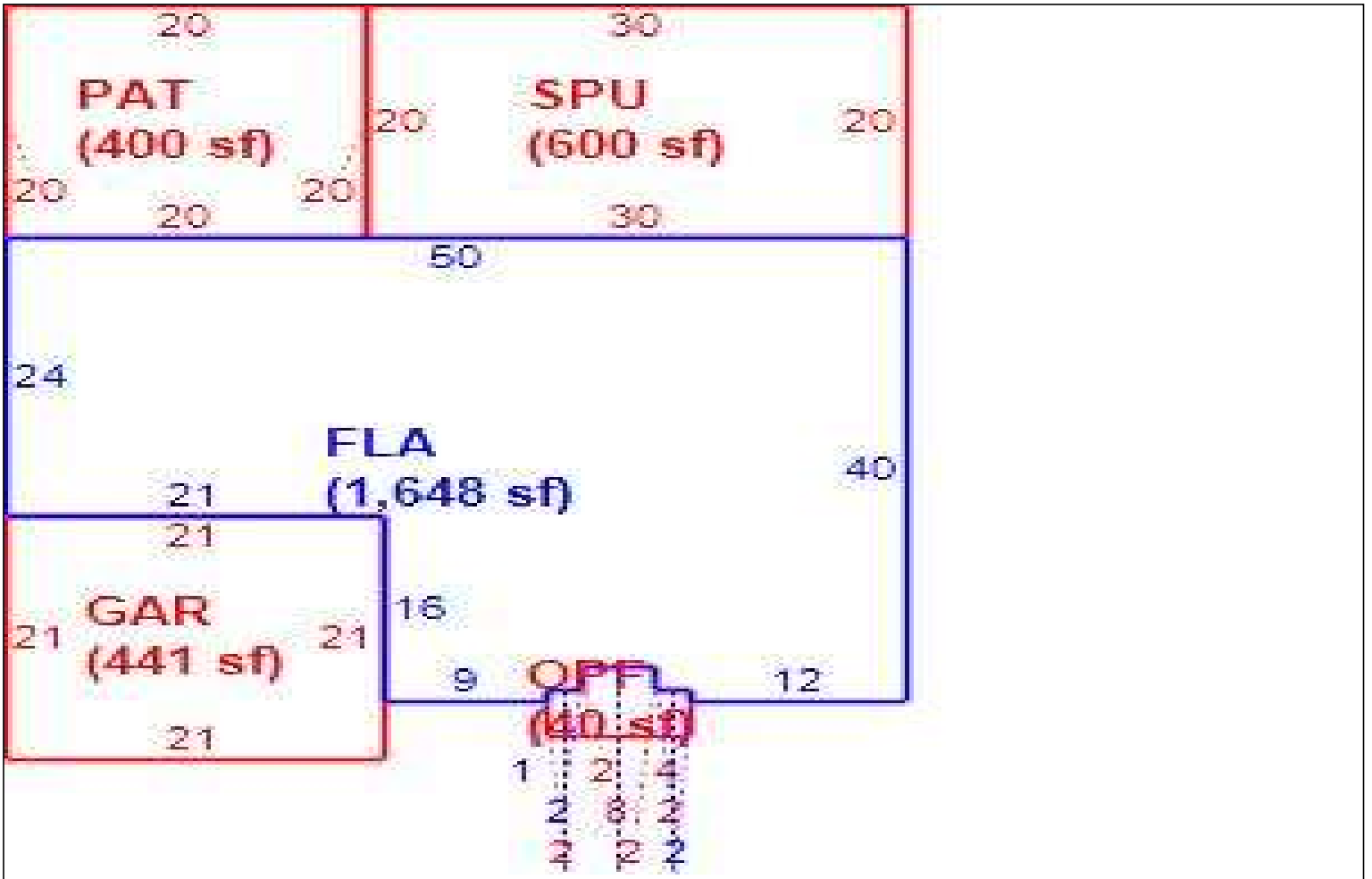
Current Owner		
BRITTANY MICHELLE BLYNDER INTER VIV		
836 ELM FOREST DR		
MINNEOLA	FL	34715

Property Location		
Site Address 836 ELM FOREST DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 51 PB 35 PG 10 ORB 6196 PG 2205 ORB 6230 PG 1962

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 258,131 Deprec Bldg Value 237,481 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	1,648	1,648	1648	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	124.65	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	VG	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	400	0	92.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	600	0	0	Roof Cover	3	Type AC	03
TOTALS		1,648	3,129	1,648	237,481				

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2024-0517 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	174-13-05	05-22-2013	04-03-2014	6,000	0002	REROOF	04-03-2014		
1998	9751104	05-01-1997	12-31-1997	7,200	0000	SCRN ENCL			
1996	9405206	03-01-1995	12-01-1995	60,457	0000	SFR SEE TONY'S 96 FILE			
1995	9405026	10-01-1994	12-01-1994	60,457	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023130080	6230	1962	10-19-2023	TR	U	11	100	039	HOMESTEAD	2024	25000	
2023101043	6196	2205	07-24-2023	WD	Q	01	325,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	1516	0759	05-01-1996	QC	U	U	0					
	1387	1968	08-01-1995	WD	Q	Q	92,000					
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	237,481	0	325,481	0	325481	50,000.00	275481	300481	325,481	

**Parcel Notes**

1387/1968 SALLY ANN BEEKMAN & LISA MARIE LONDER JTWROS  
 96X BELONGS TO SALLY AND LISA  
 1516/759 LISA M LONDER TO SALLY ANN BEEKMAN MC CARTY ONLY  
 98FC SPU04 FROM CAN 100 SF RS 033098  
 99FC QG FROM 425 RS 051899  
 02FC LAND FROM FF DUE TO SALES QG FROM 450 RS 102901  
 03 QG FROM 475 FER 022503  
 08X CARD RETURNED 010508 WITH ADDRESS OF 6101 CEDAR DONNE CIR SIMPSONVILLE SC 29680 SENT LETTER  
 14FC FLA1 FROM 1850SF OPF2 FROM 6X6 ADD CAN5 20X20 NPA CAN ADDED PER GIS DUE TO LOCKED FENCE SFR REROOFED SHINGLES  
 CRA 040314  
 18IT NCI LPD 012418  
 6196/2205 VAUGHAN & SALLY ANN BEEKMAN MC CARTY TO BRITTANY M BLYNDER MARRIED  
 24CC EFILE HX PORT APP CP 101923  
 6230/1962 BRITTANY MICHELLE BLYNDER TTEE OF THE BRITTANY MICHELLE BLYNDER INTER VIVOS REVOCABLE TRUST DTD 101923

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