



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3827608*

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 # <i>2024-0539</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; IH6 Property Florida, LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0122250800-000-04800 2010 Southern Oak Loop</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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 checked="" type="checkbox"/> <i>5</i> 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 # 2024-0539	Alternate Key: 3827608	Parcel ID: 01-22-25-0800-000-04800	
Petitioner Name 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:	Property Address 2010 SOUTHERN OAK LOOP MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV_HOME; IHS Property Florida, LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 361,727	\$ 361,727	
2. Assessed or classified use value, *if applicable	\$ 298,210	\$ 298,210	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 298,210	\$ 298,210	

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

Last Sale Date 9/27/2015 **Price:** \$172,000 Arm's Length Distressed Book 4689 Page 46

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827608	3835776	3835780	3814554
Address	2010 SOUTHERN OAK LOOP	946 WILLOW OAK LOOP MINNEOLA	930 WILLOW OAK LOOP MINNEOLA	1209 OAK LEAF CT MINNEOLA
Proximity		same sub	same sub	.33 miles
Sales Price		\$454,000	\$390,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	4.40%	2.00%
Adjusted Sale		\$402,244	\$348,660	\$339,300
\$/SF FLA	\$151.22 per SF	\$162.00 per SF	\$166.98 per SF	\$185.92 per SF
Sale Date		3/30/2023	1/31/2023	7/14/2023
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	2,392	2,483	-5460	2,088	18240	1,825	34020
Year Built	2005	2006	0	2006	0	2003	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2	0	2.1	-5000	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
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	N	N	0	N	0	N	0
Site Size	lot	lot		lot		lot	
Location	Good	Good	0	Good	0	Good	0
View	Good	Good	0	Good	0	Good	0
		-Net Adj. 1.4%	-5460	Net Adj. 3.8%	13240	Net Adj. 10.0%	34020
		Gross Adj. 1.4%	5460	Gross Adj. 6.7%	23240	Gross Adj. 10.0%	34020
Adj. Sales Price	Market Value \$361,727	Adj Market Value	\$396,784	Adj Market Value	\$361,900	Adj Market Value	\$373,320
	Value per SF 151.22						

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: MTW

DATE 11/27/2024

2024-0539 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3814554	1209 OAK LEAF CT MINNEOLA	.33 miles
2	subject	3827608	2010 SOUTHERN OAK LOOP MINNEOLA	-
3	comp 1	3835776	946 WILLOW OAK LOOP MINNEOLA	same sub
4	comp 2	3835780	930 WILLOW OAK LOOP MINNEOLA	same sub
5				
6				
7				
8				

Alternate Key 3827608
 Parcel ID 01-22-25-0800-000-04800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Subject
 PRC Run: 12/5/2024 By mshariff
 Card # 1 of 1

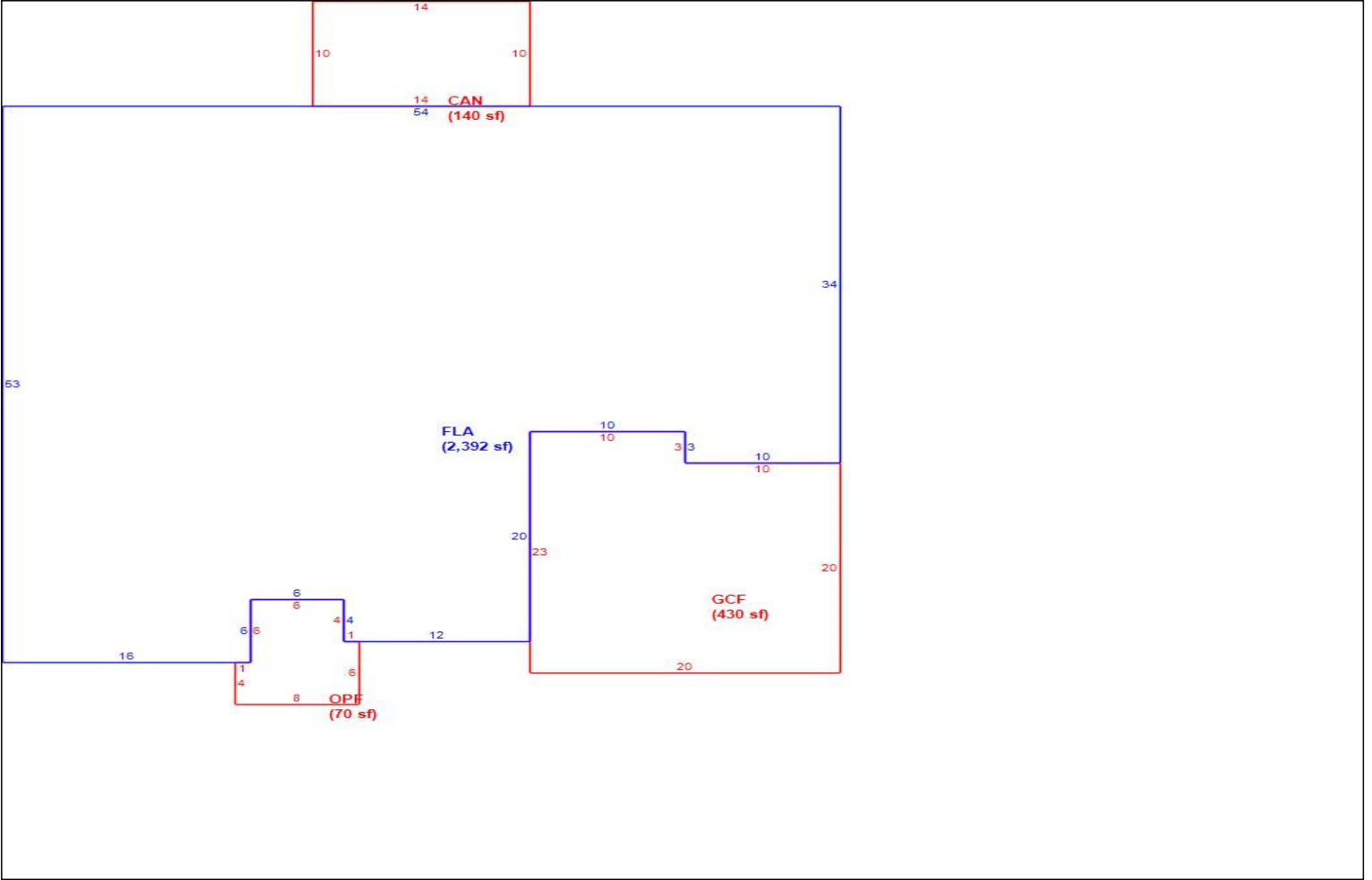
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 2010 SOUTHERN 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 48 ORB 4689 PG 46

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 290,533	Deprec Bldg Value 281,817	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,392	2,392	2392	Effective Area	2392	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	430	0	Base Rate	104.16	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0	Building RCN	290,533	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,392	3,032	2,392	Building RCNLD	281,817	Roof Cover	3	Type AC	03

Alternate Key 3827608
 Parcel ID 01-22-25-0800-000-04800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Subject
 PRC Run: 12/5/2024 By mshariff
 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	
2006	714-04-08BEP	01-01-2005	08-04-2005	150,444	0000	SFR FOR 2005			
2005	714-04-08BEP	08-26-2004	12-14-2004	150,444	0000	SFR 4/2 2010 SOUTHERN OAK LP			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4689	0046	09-27-2015	WD	Q	Q	I	172,000			
	3038	2077	11-17-2005	WD	Q	Q	I	313,000			
	2811	0342	04-07-2005	WD	Q	Q	I	210,400			
	2595	2309	06-02-2004	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	
79,910	281,817	0	361,727	63517	298210	0.00	298210	361727	332,450	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Comp 1
 PRC Run: 12/5/2024 By

Card # 1 of 1

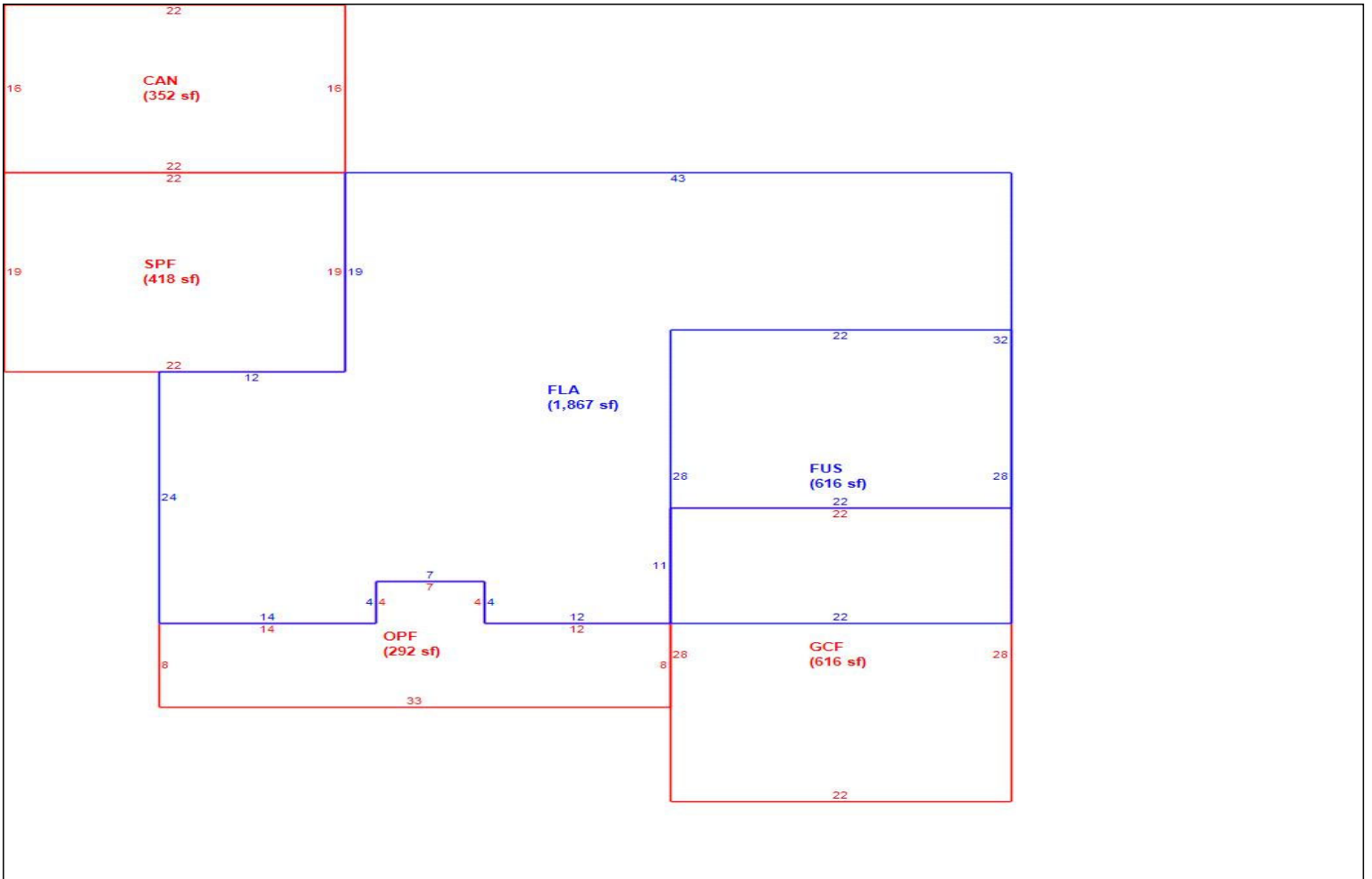
Current Owner		
KHOVITCH BORIS		
946 WILLOW OAK LOOP		
MINNEOLA	FL	34715

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	2006	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	Effective Area	2483	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	616	616	616	Base Rate	103.18	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	616	0	Building RCN	319,617	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	292	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	352	0	Functional Obsol	0	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	418	0	Building RCNLD	310,028				
TOTALS		2,483	4,161	2,483						

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Comp 1
 PRC Run: 12/5/2024 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
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	

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Alternate Key 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

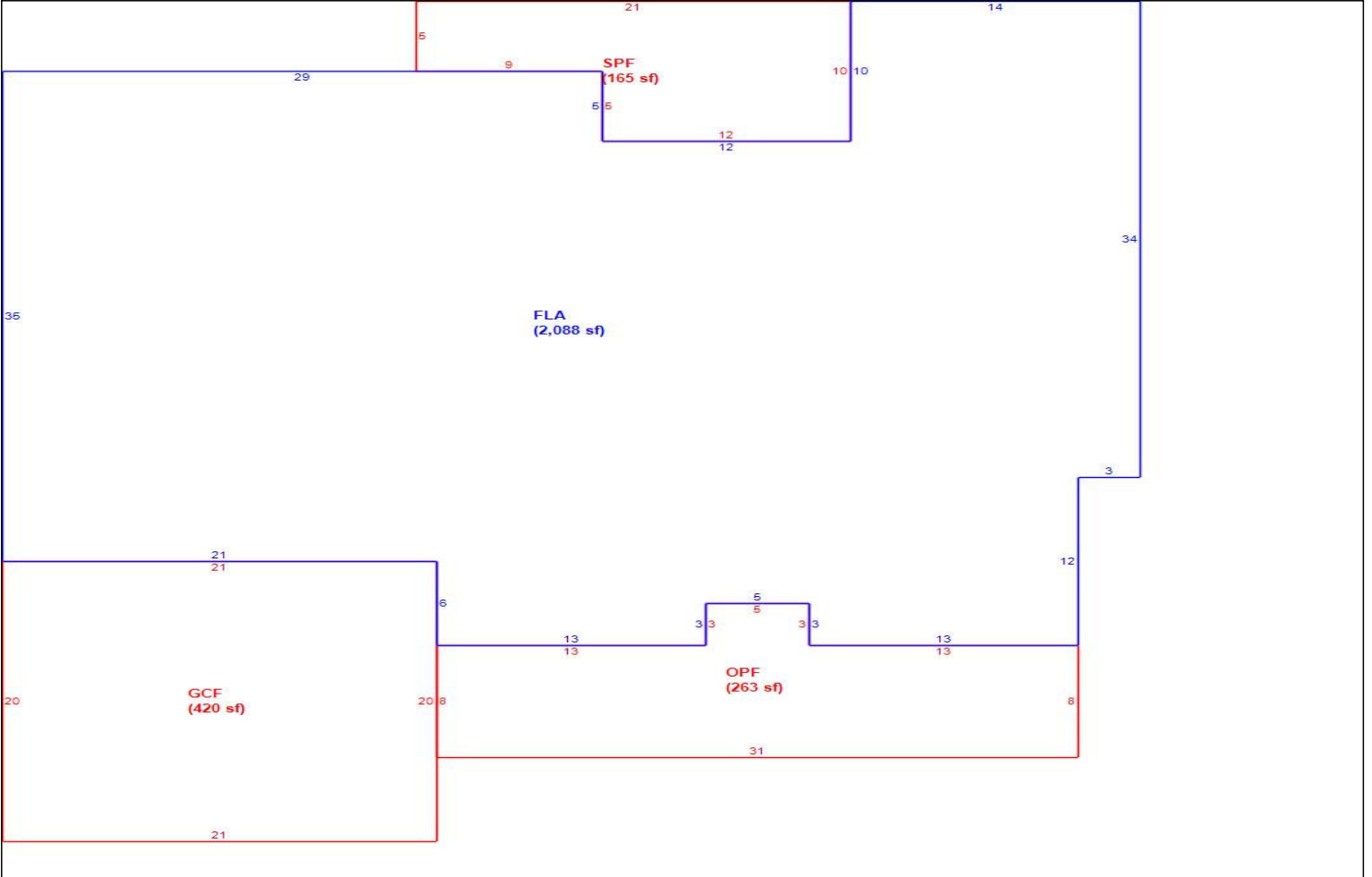
Current Owner		
METZGER JOHN G & MARIA DEL PILAR ME		
930 WILLOW OAK LOOP		
MINNEOLA	FL	34715

Property Location		
Site Address 930 WILLOW OAK LOOP		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 01-20-201

Legal Description
 HIGHLAND OAKS PHASE III PB 53 PG 75-76 LOT 127 ORB 6087 PG 2069

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 276,272 Deprec Bldg Value 267,984 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,088	2,088	2088	2006	2088	107.45	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	276,272	0	0	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	263	0	EX	0	0	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	165	0	% Good	97.00	0	Foundation	3	Fireplaces	0
TOTALS		2,088	2,936	2,088	Functional Obsol	0	0	Roof Cover	3	Type AC	03
					Building RCNLD	267,984					

Alternate Key 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Comp 2
 PRC Run: 12/5/2024 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	
2024	1634-23-12	12-13-2023	04-23-2024	18,519	0002	REPL WINDOWS 11	04-23-2024		
2017	SALE	01-01-2016	01-20-2017	1	0099	CHECK VALUE	01-24-2017		
2017	IMPS	01-01-2016	01-20-2017	1	0008	CK OPF 4	01-24-2017		
2009	SALE	01-01-2008	01-09-2009	1	0000	CHECK VALUE	01-12-2009		
2007	0083-06-03	02-04-2006	10-12-2006	236,751	0000	SFR 930 WILLOW OAK LOOP	10-12-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012542	6087	2069	01-31-2023	WD	Q	01	I	390,000	003	DISABILITY VETERAN	2024	5000
2016056271	4787	0117	05-24-2016	WD	Q	Q	I	213,500	039	HOMESTEAD	2024	25000
	4184	0271	06-20-2012	WD	U	U	I	108,400	059	ADDITIONAL HOMESTEAD	2024	25000
	3700	1252	11-30-2007	WD	Q	Q	I	330,000				
	2782	0954	03-02-2005	WD	U	M	V	1				
Total											55,000.00	

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
79,910	267,984	0	347,894	0	204464	55,000.00	149464	174464	339,548

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Alternate Key 3814554
Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0539 Comp 3
PRC Run: 12/5/2024 By

Card # 1 of 1

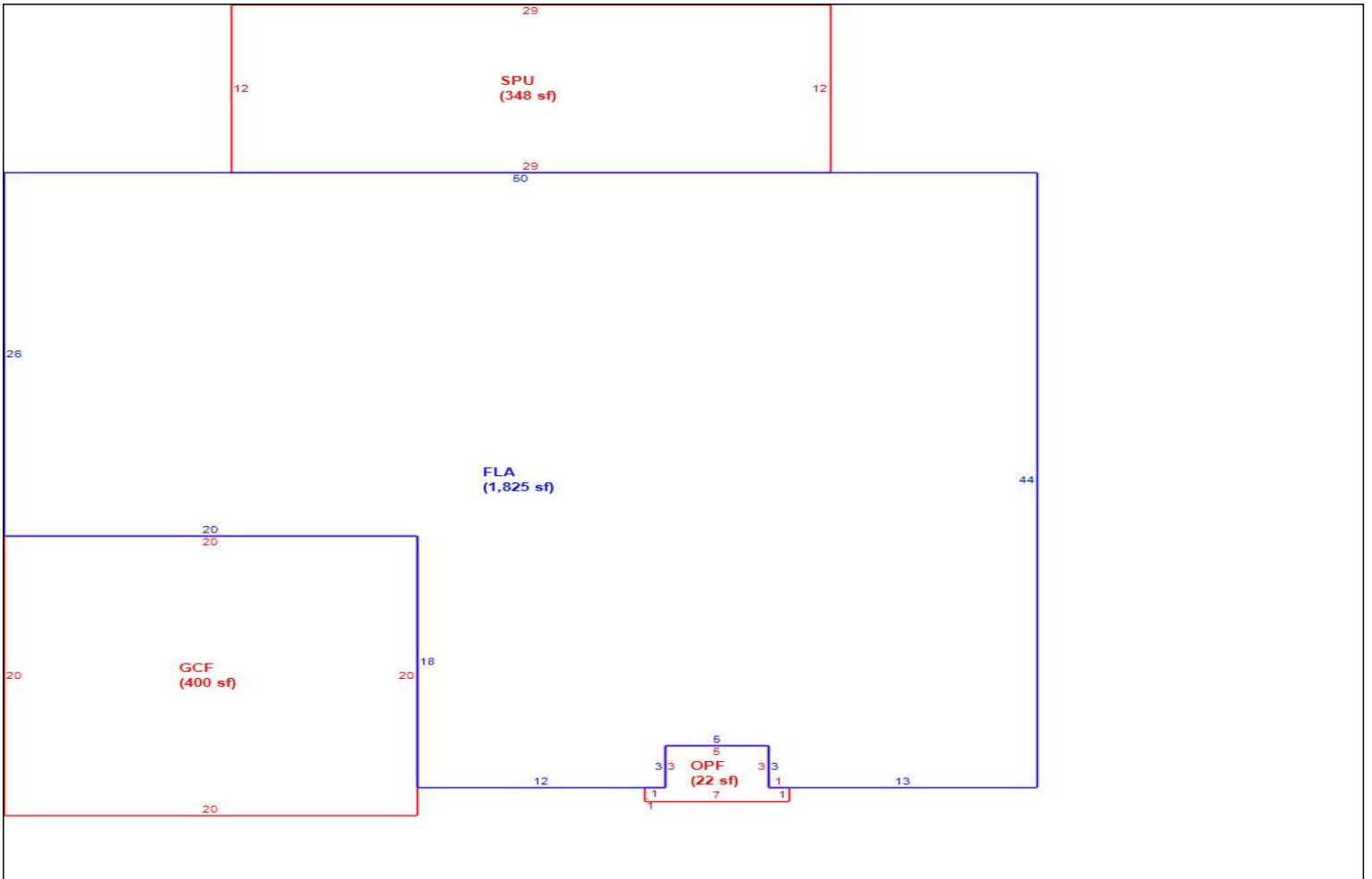
Current Owner		
BOURNS KENESHA R & CHELSEA N HARG		
1209 OAK LEAF CT		
MINNEOLA	FL	34715

Property Location			
Site Address	1209 OAK LEAF CT		
	MINNEOLA	FL	34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-05-201

Legal Description
RESERVE AT OAK VALLEY PB 48 PG 30-31 LOT 27 ORB 6184 PG 1259

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 240,534 Deprec Bldg Value 233,318 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	1,825	1,825	1825	2003	Effective Area	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		Base Rate	108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	22	0		Building RCN	240,534	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	348	0		Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
TOTALS		1,825	2,595	1,825		Building RCNLD	233,318	Roof Cover	3	Type AC	03

Alternate Key 3814554
 Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0539 Comp 3
 PRC Run: 12/5/2024 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	208.00	SF	4.63	2018	2018	963.00	80.00	770

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-05-2019	1	0099	CHECK VALUE	02-05-2019		
2018	683-17-08	08-03-2017	02-23-2018	3,000	0002	SCRN ENCL 29X12	02-23-2018		
2018	559-17-06	06-27-2017	02-23-2018	14,167	0002	EXT PATIO	02-23-2018		
2018	SALE	01-01-2017	02-23-2018	1	0099	CHECK VALUE	02-23-2018		
2017	SALE	01-01-2016	03-28-2017	1	0099	CHECK VALUE	03-28-2017		
2004	285-03-05B	04-30-2003	03-25-2004	117,544	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091398	6184	1259	07-14-2023	WD	Q	01	I	390,000				
2018057864	5111	1628	05-16-2018	WD	U	U	I	230,000				
2017040787	4930	0706	03-31-2017	WD	Q	Q	I	216,000				
2016130847	4878	1107	12-06-2016	CT	U	U	I	166,000				
	2383	0138	07-31-2003	WD	Q	Q	I	159,000				
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	
79,910	233,318	770	313,998	0	313998	0.00	313998	313998	306,622	

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