



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3784225*

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>2024-0543</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; 2017-2 IH Borrower 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>0122251500-000-02900 1303 Windy Meadow Dr</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"/> 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 # 2024-0543	Alternate Key: 3784225	Parcel ID: 01-22-25-1500-000-02900	
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 1303 WINDY MEADOW DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV_HOME; 2017-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 318,051	\$ 318,051	
2. Assessed or classified use value, *if applicable	\$ 272,730	\$ 272,730	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 272,730	\$ 272,730	

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

Last Sale Date 1/31/2013 **Price:** \$121,000 Arm's Length Distressed Book 4280 Page 624

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3784225	3784241	3805095	3756258
Address	1303 WINDY MEADOW DR MINNEOLA	1217 RAIN FOREST LN MINNEOLA	1104 CHATEAU CIR MINNEOLA	1050 HIGH RIDGE CT MINNEOLA
Proximity		0.13 Miles	0.33 Miles	0.46 Miles
Sales Price		\$349,900	\$420,000	\$355,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	4.00%	0.80%
Adjusted Sale		\$310,011	\$373,800	\$304,590
\$/SF FLA	\$177.88 per SF	\$174.56 per SF	\$161.12 per SF	\$163.23 per SF
Sale Date		3/14/2023	2/23/2023	10/4/2023
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	1,788	1,776	600	2,320	-26600	1,866	-3900
Year Built	2000	2003	0	2004	0	1996	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	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	Y	N	20000	N	20000	N	20000
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. 6.6%	20600	-Net Adj. 3.1%	-11600	Net Adj. 5.3%	16100
		Gross Adj. 6.6%	20600	Gross Adj. 13.8%	51600	Gross Adj. 7.8%	23900
Adj. Sales Price	Market Value \$318,051	Adj Market Value	\$330,611	Adj Market Value	\$362,200	Adj Market Value	\$320,690
	Value per SF 177.88						

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.

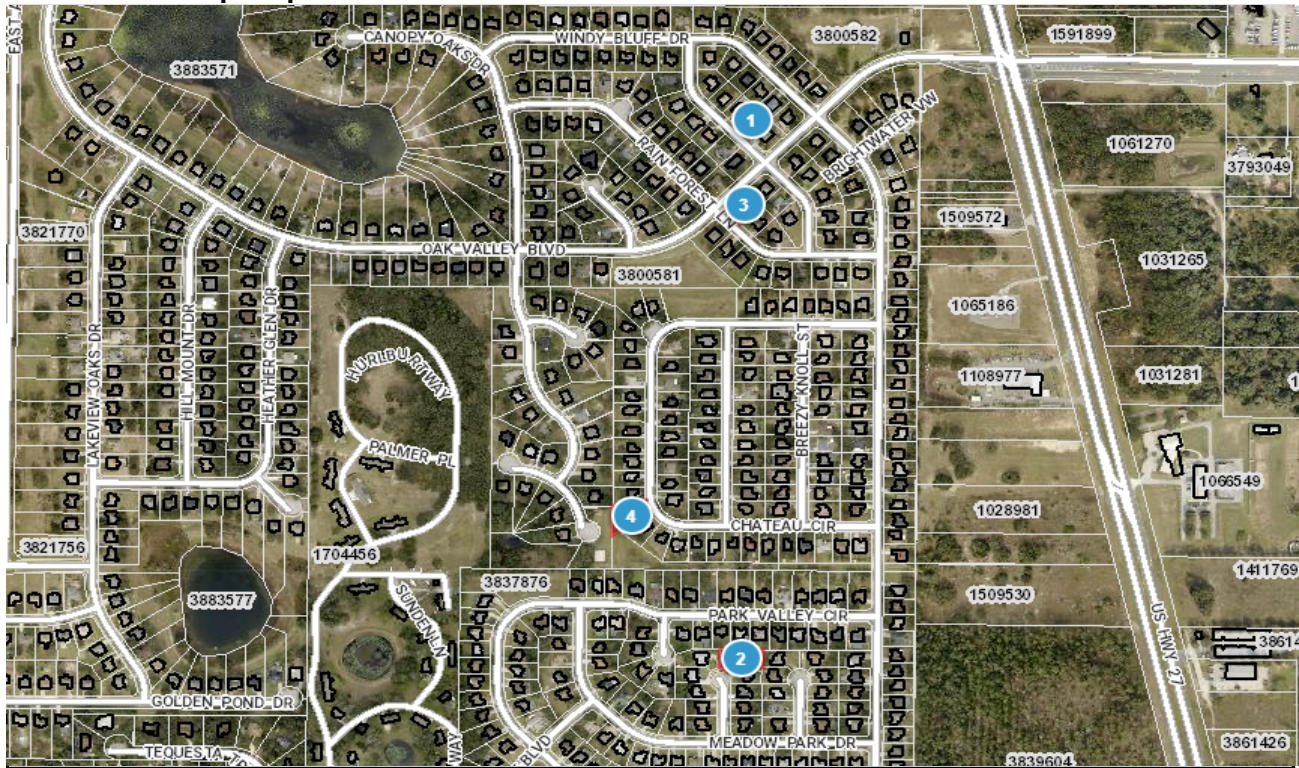
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0543 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3784225	1303 WINDY MEADOW DR MINNEOLA	-
2	comp 3	3756258	1050 HIGH RIDGE CT MINNEOLA	0.46
3	comp 1	3784241	1217 RAIN FOREST LN MINNEOLA	0.13
4	comp 2	3805095	1104 CHATEAU CIR MINNEOLA	0.33
5				
6				
7				
8				

Alternate Key 3784225
 Parcel ID 01-22-25-1500-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0543 Subject
 PRC Run: 12/5/2024 By

Card # 1 of 1

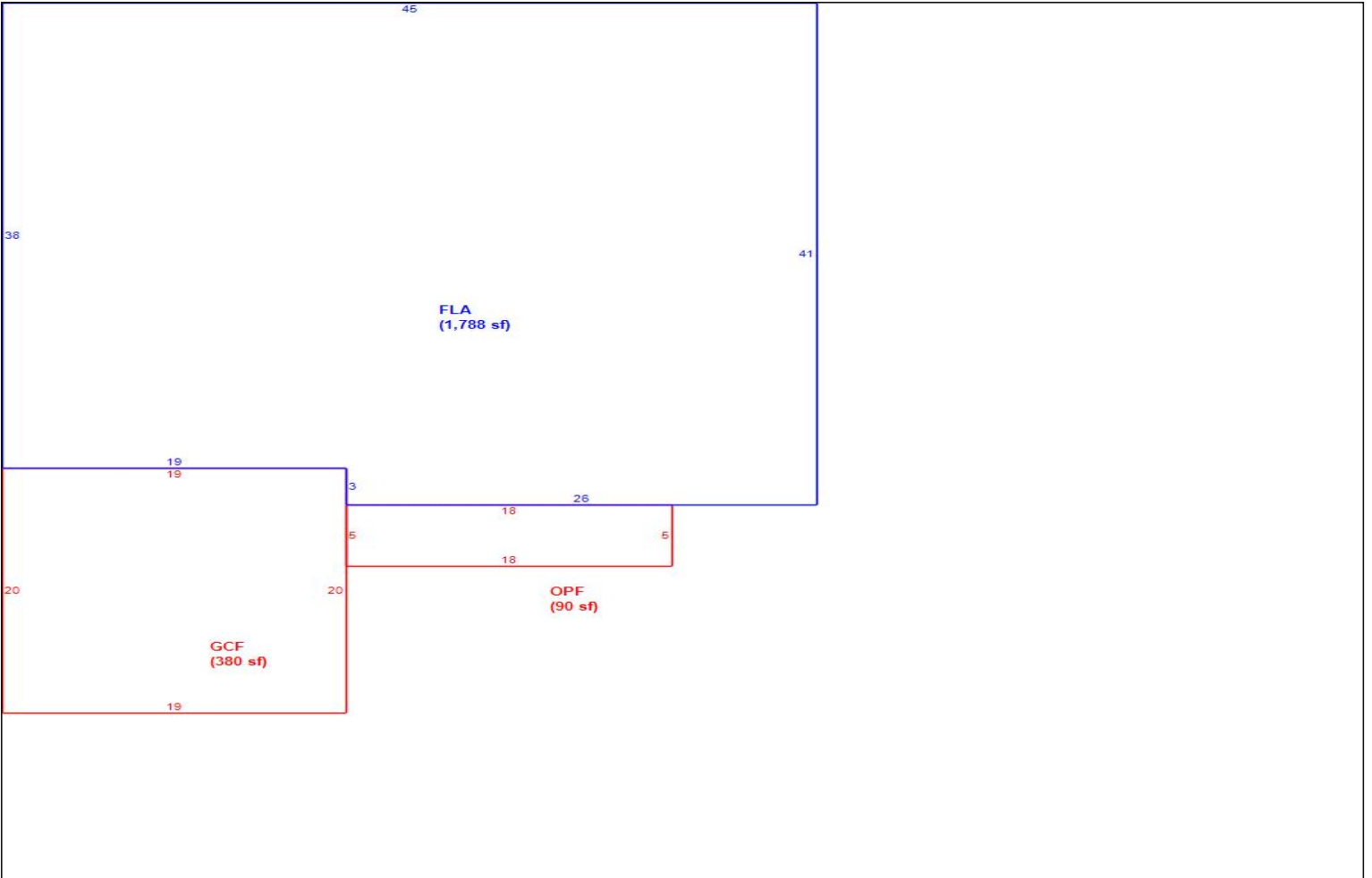
Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1303 WINDY MEADOW DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE IA LOT 29 PB 40 PGS 78-79 ORB 4519 PG 1200 ORB 5025 PG 2026

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 233,494	Deprec Bldg Value 226,489	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	1,788	1,788	1788	2000				
GAR	GARAGE FINISH	0	380	0	Effective Area	1788	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	90	0	Base Rate	108.99	Quality Grade	670	Half Baths 0
					Building RCN	233,494	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		1,788	2,258	1,788	Building RCNLD	226,489			

Alternate Key 3784225
 Parcel ID 01-22-25-1500-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0543 Subject
 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
POL2	SWIMMING POOL - RESIDENTIAL	189.00	SF	35.00	2006	2006	6615.00	85.00	5,623
PLD2	POOL/COOL DECK	711.00	SF	5.38	2006	2006	3825.00	70.00	2,678
SEN2	SCREEN ENCLOSED STRUCTURE	1665.00	SF	3.50	2006	2006	5828.00	57.50	3,351

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	716-05-12	05-10-2006	01-26-2007	29,000	0000	POOL & DECK FOR 07	01-26-2007		
2007	181-06-05	04-05-2006	01-26-2007	5,700	0000	SEN 20X45 FOR POOL	01-26-2007		
2006	716-05-12	12-06-2005	05-10-2006	29,000	0000	POOL & DECK			
2001	9901019	01-01-2000	03-29-2001	10	0000	SFR/1303 WINDY MEADOW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4280	0624	01-31-2013	CT	U	U	I	121,000			
	1878	0565	10-30-2000	WD	Q	Q	I	125,000			
	1724	0218	04-21-1999	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	226,489	11,652	318,051	45321	272730	0.00	272730	318051	310,932	

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 3784241
Parcel ID 01-22-25-1500-000-04500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0543 Comp 1
PRC Run: 12/5/2024 By

Card # 1 of 1

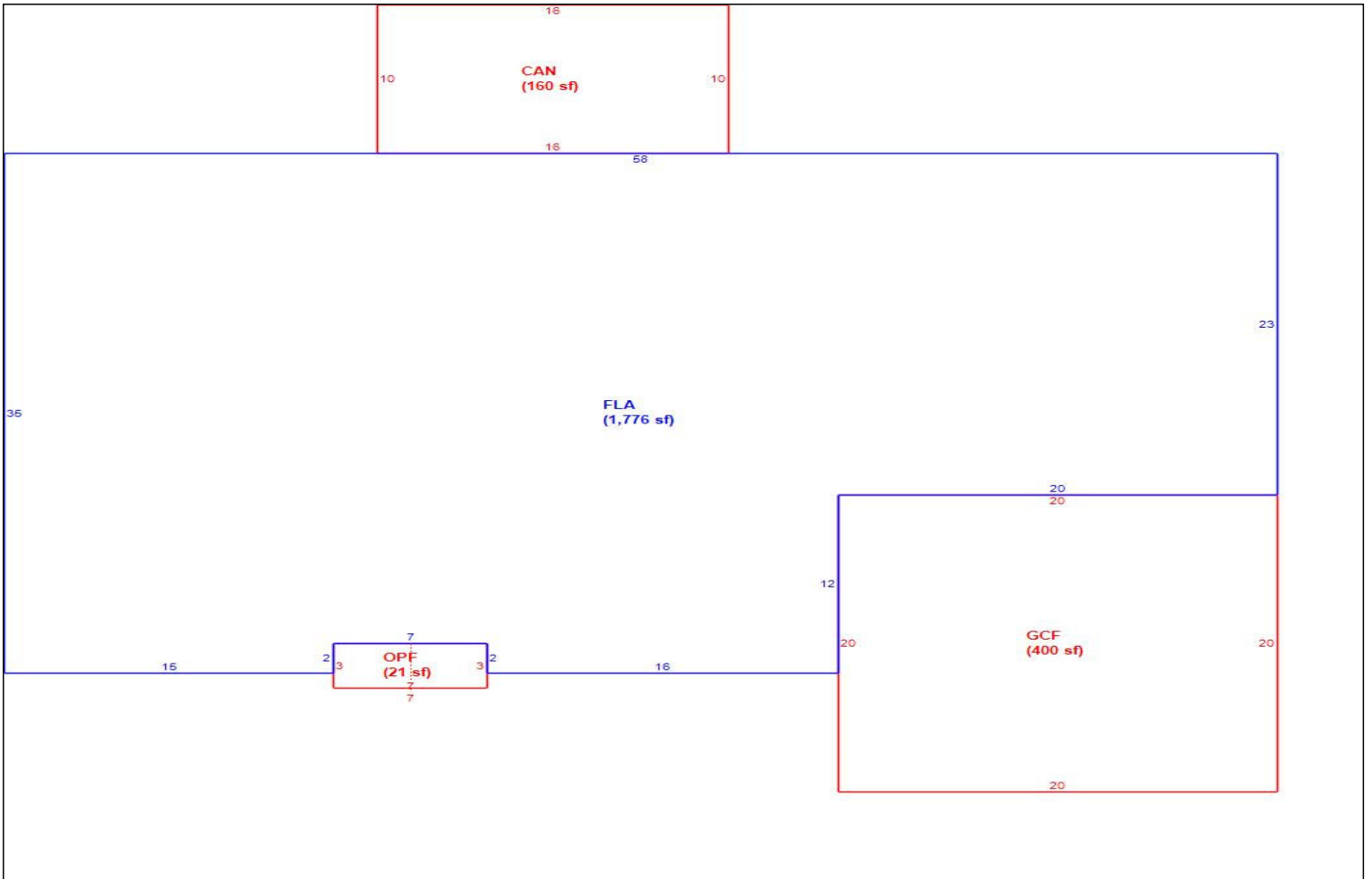
Current Owner		
TONI CLAIR TRUST		
1217 RAIN FOREST LN		
MINNEOLA	FL	34715

Property Location		
Site Address 1217 RAIN FOREST LN		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE IA LOT 45 PB 40 PGS 78-79 ORB 6108 PG 902 ORB 6339 PG 68

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 232,368
Deprec Bldg Value 225,397		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	1,776	1,776	1776	2003	1776	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0		109.02	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	21	0		232,368	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0		EX	Foundation	3	Fireplaces	0	
						97.00	Roof Cover	3	Type AC	03	
						0					
						Functional Obsol					
						0					
						Building RCNLD					
						225,397					
TOTALS		1,776	2,357	1,776							

Alternate Key 3784241
 Parcel ID 01-22-25-1500-000-04500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0543 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	24-03-01B	01-03-2003	11-21-2003	111,272	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024061826	6339	0068	05-07-2024	QC	U	11	I	100	039	HOMESTEAD	2024	25000
2023029792	6108	0902	03-14-2023	WD	Q	01	I	349,900	059	ADDITIONAL HOMESTEAD	2024	25000
	3973	2254	11-09-2010	WD	U	U	I	111,000				
	3476	1743	07-20-2007	WD	Q	Q	I	215,000				
	2313	0314	04-24-2003	WD	Q	Q	I	150,600				
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	
79,910	225,397	0	305,307	0	305307	50,000.00	255307	280307	298,091	

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Alternate Key 3805095
Parcel ID 01-22-25-1525-000-25300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0543 Comp 2
PRC Run: 12/5/2024 By

Card # 1 of 1

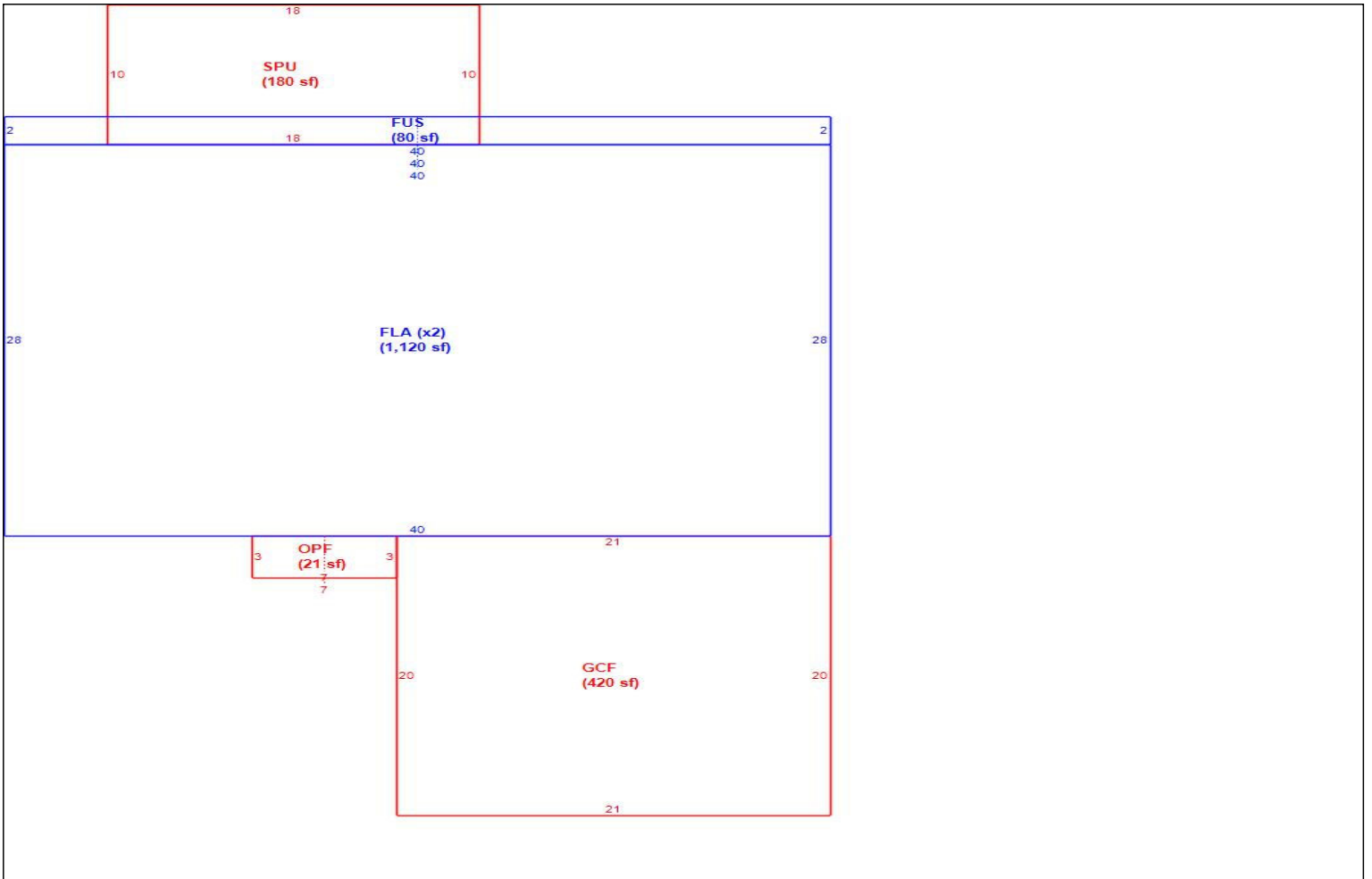
Current Owner		
WALKER EDWIN JR & DIANA Z		
1104 CHATEAU CIR		
MINNEOLA	FL	34715

Property Location			
Site Address 1104 CHATEAU CIR			
MINNEOLA	FL	34715	
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE 4B SUB LOT 253 PB 46 PG 46 ORB 6107 PG 865

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 271,108 Deprec Bldg Value 262,975 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,240	2,240	2240	Effective Area	2320	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	80	80	80	Base Rate	95.95	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	271,108	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	21	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	180	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,320	2,941	2,320	Building RCNLD	262,975	Roof Cover	3	Type AC	03

Alternate Key 3805095
Parcel ID 01-22-25-1525-000-25300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0543 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	
2012	91-11-05	05-12-2011	12-02-2011	5,000	0002	REROOF	12-02-2011		
2007	SALE	01-01-2006	03-28-2007	1	0000	CHECK VALUES	03-28-2007		
2005	530-03-08B	01-01-2004	06-22-2004	1	0000	SFR FOR 2005			
2004	530-03-08B	08-13-2003	01-01-2004	151,675	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023028988	6107	0865	02-23-2023	WD	Q	01	I	420,000	039	HOMESTEAD	2024	25000
2022132430	6034	0652	09-23-2022	WD	Q	01	I	330,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3058	0759	01-06-2006	WD	Q	Q	I	278,500				
	3058	0756	01-06-2006	WD	Q	Q	I	278,500				
	2496	1758	01-23-2004	WD	Q	Q	I	157,200				
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	
79,910	262,975	0	342,885	0	342885	50,000.00	292885	317885	334,590	

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Alternate Key 3756258
 Parcel ID 12-22-25-1610-000-09100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0543 Comp 3
 PRC Run: 12/5/2024 By

Card # 1 of 1

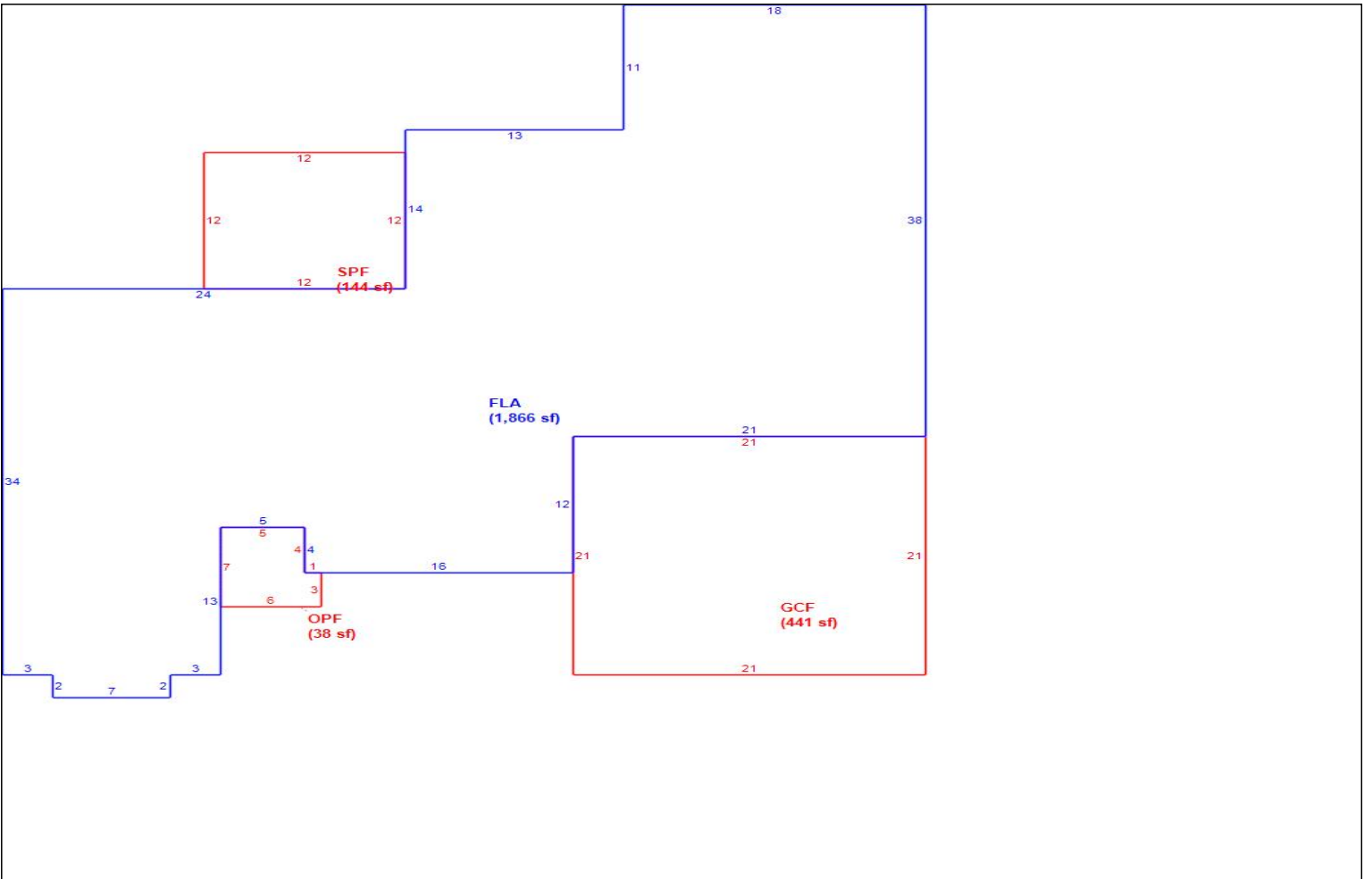
Current Owner			
HOWARD SCOTT B ET AL			
11267 RAPALLO LN			
WINDERMERE	FL	34786	

Property Location			
Site Address 1050 HIGH RIDGE CT			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE II SUB LOT 91 PB 37 PG 77 ORB 6253 PG 957

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	3.00	1.000	1.000	0	91,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500			
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 237,856 Deprec Bldg Value 230,720 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	1,866	1,866	1866	Effective Area	1866	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	105.57	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	38	0	Building RCN	237,856	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	144	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00				
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,866	2,489	1,866	Building RCNLD	230,720				

Alternate Key 3756258
 Parcel ID 12-22-25-1610-000-09100

LCPA Property Record Card
 Roll Year 2024 Status: A

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 PRC Run: 12/5/2024 By
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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
2015	SALE	01-01-2014	03-17-2015	1	0099	CHECK VALUE	03-18-2015	
2007	SALE	01-01-2006	04-02-2007	1	0000	CHECK VALUES	04-02-2007	
2003	SALE	01-01-2002	01-01-2002	1	0000	CHECK VALUES		
1997	6070066	07-01-1996	12-01-1996	97,188	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023148611	6253	0957	10-04-2023	WD	Q	01	I	355,000			
	4489	1610	05-06-2014	WD	U	U	I	135,000			
	4439	1968	01-29-2014	CT	U	U	I	100			
	3152	1791	04-14-2006	WD	Q	Q	I	275,000			
	2070	0745	02-08-2002	WD	Q	Q	I	127,500			
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
91,500	230,720	0	322,220	0	322220	0.00	322220	322220	314,886

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