



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3798093**

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>2024-0547</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</b>			
Taxpayer name: <b>INV_HOME; 2018-2 IH Borrower LP</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>0122251505-000-18600 1511 Canopy Oaks Dr</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 checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

**PART 3. Taxpayer Signature**

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

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

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

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

\_\_\_\_\_  
Date

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

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

I am (check any box that applies):

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

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

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

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

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

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

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

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

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

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

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0547	Alternate Key: 3798093	Parcel ID: 01-22-25-1505-000-18600	
<b>Petitioner Name</b> Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1511 CANOPY OAKS DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> INV_HO'.ME; 2018-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 315,031	\$ 315,031	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 265,950	\$ 265,950	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 265,950	\$ 265,950	

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

**Last Sale Date** 4/23/2013      **Price:** \$116,200       Arm's Length  Distressed      Book 4319 Page 189

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3798093	3814554	3798063	3814551
<b>Address</b>	1511 CANOPY OAKS DR MINNEOLA	1209 OAK LEAF CT MINNEOLA	1316 RAIN FOREST LN MINNEOLA	1200 OAK LEAF CT MINNEOLA
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$390,000	\$380,000	\$369,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	2.00%	1.60%
<b>Adjusted Sale</b>		\$339,300	\$330,600	\$319,554
<b>\$/SF FLA</b>	\$168.47 per SF	\$185.92 per SF	\$186.99 per SF	\$175.10 per SF
<b>Sale Date</b>		7/14/2023	7/19/2023	8/28/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,870	1,825	2250	1,768	5100	1,825	2250
<b>Year Built</b>	2002	2003	0	2002	0	2003	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N	0	N	0	N	0
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	Good	Good	0	Good	0	Good	0
<b>View</b>	Good	Good	0	Good	0	Good	0
		Net Adj. 0.7%	2250	Net Adj. 1.5%	5100	Net Adj. 0.7%	2250
		Gross Adj. 0.7%	2250	Gross Adj. 1.5%	5100	Gross Adj. 0.7%	2250
<b>Adj. Sales Price</b>	Market Value <b>\$315,031</b> Value per SF 168.47	Adj Market Value <b>\$341,550</b>		Adj Market Value <b>\$335,700</b>		Adj Market Value <b>\$321,804</b>	

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.

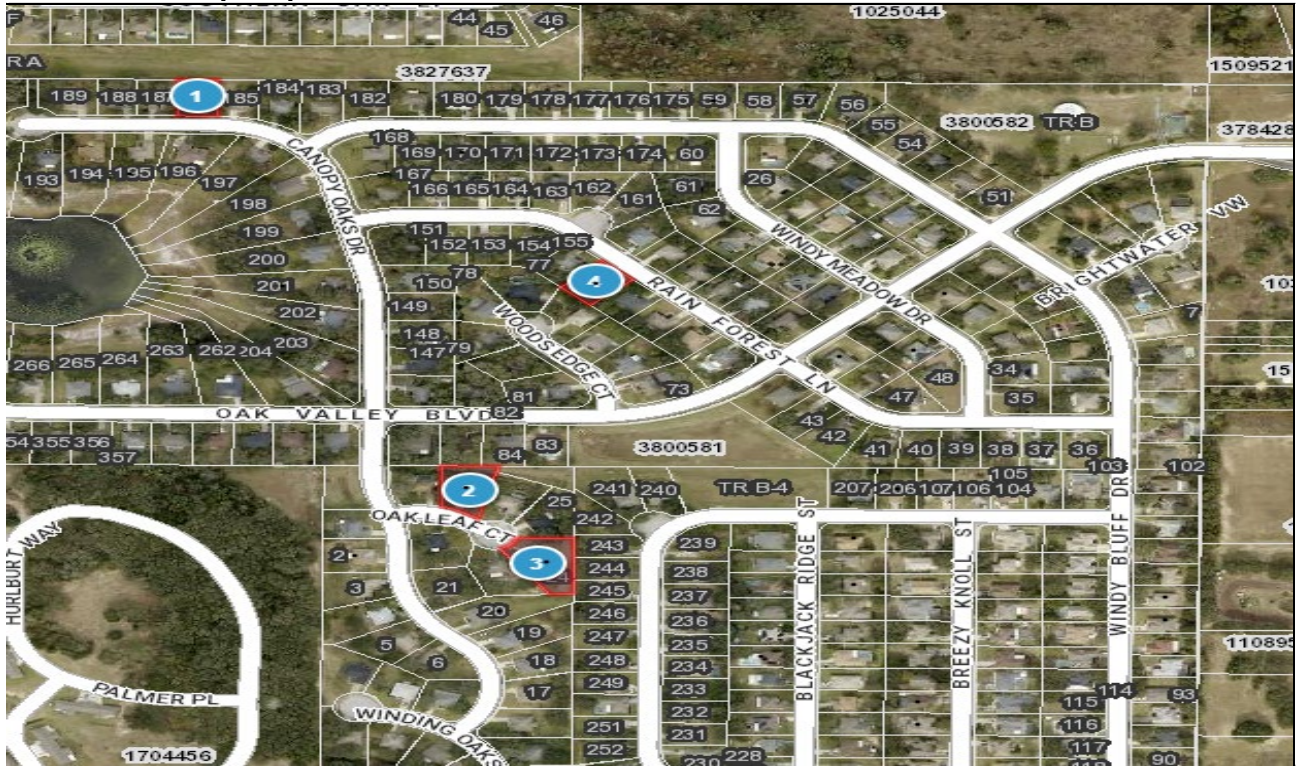
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0547 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3798093	1511 CANOPY OAKS DR MINNEOLA	-
2	comp 3	3814551	1200 OAK LEAF CT MINNEOLA	same sub
3	comp 1	3814554	1209 OAK LEAF CT MINNEOLA	same sub
4	comp 2	3798063	1316 RAIN FOREST LN MINNEOLA	same sub
5				
6				
7				
8				

Alternate Key 3798093  
Parcel ID 01-22-25-1505-000-18600

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

2024-0547 Subject  
PRC Run: 12/6/2024 By

Card # 1 of 1

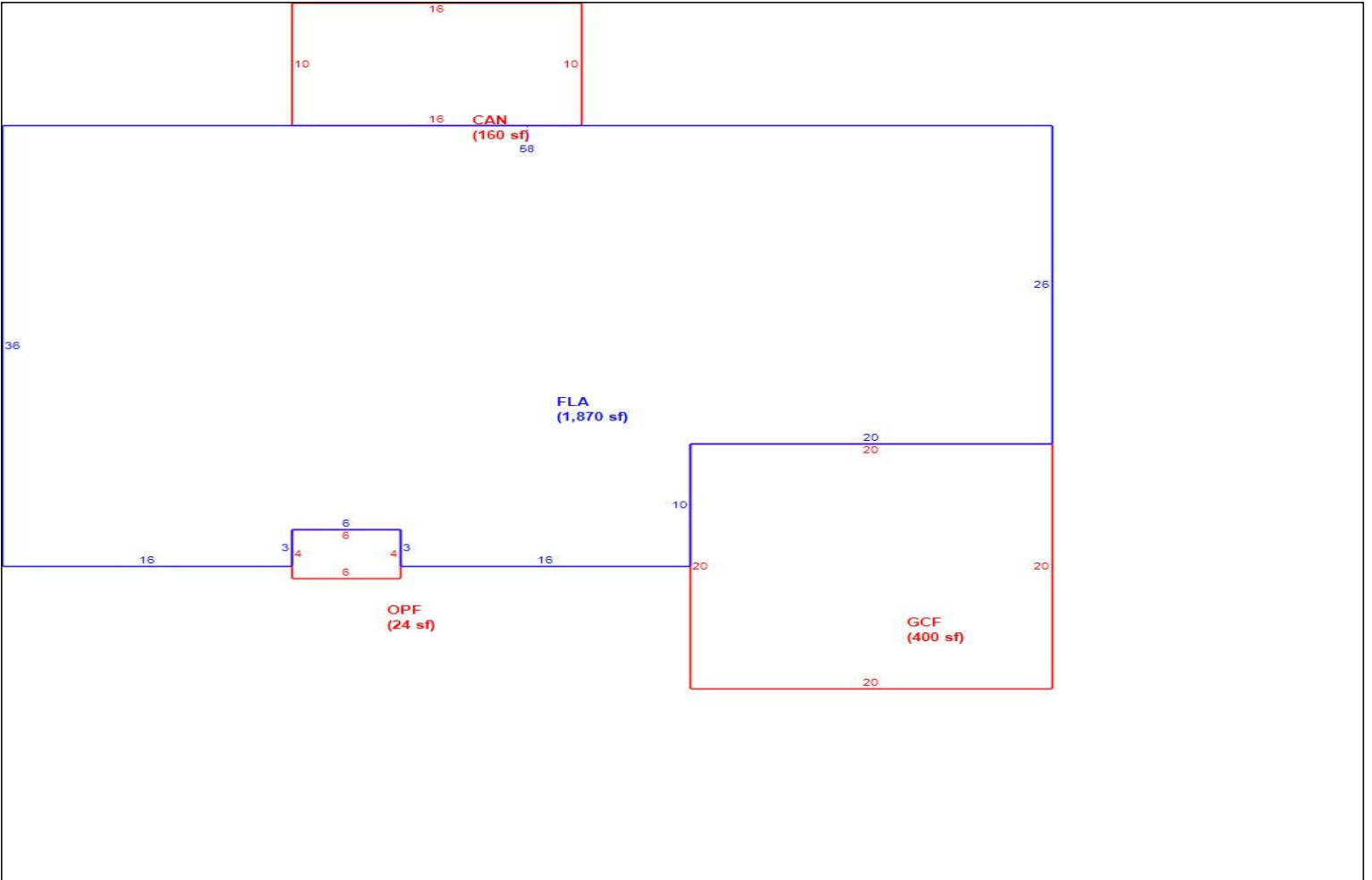
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1511 CANOPY OAKS 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 IB SUB LOT 186 PB 43 PGS 76-77 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

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 242,393
		Deprec Bldg Value	235,121
		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	1,870	1,870	1870	2002		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.77	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0		242,393	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0			% Good	97.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
TOTALS		1,870	2,454	1,870			Building RCNLD	235,121	Roof Cover	3
									Type AC	03

Alternate Key 3798093  
 Parcel ID 01-22-25-1505-000-18600

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

2024-0547 Subject  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	393-02-09B	08-15-2002	02-11-2003	116,592	0000	SFR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4649	2339	07-01-2015	MI	U	M	I	100			
	4614	0732	04-10-2015	WD	U	M	I	100			
	4319	0189	04-23-2013	CT	U	U	I	116,200			
	2254	0406	12-13-2002	WD	Q	Q	I	148,700			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	235,121	0	315,031	49081	265950	0.00	265950	315031	307,433	

\*\*\*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 3814554  
 Parcel ID 01-22-25-1800-000-02700

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

2024-0547 Comp 1  
 PRC Run: 12/6/2024 By

Card # 1 of 1

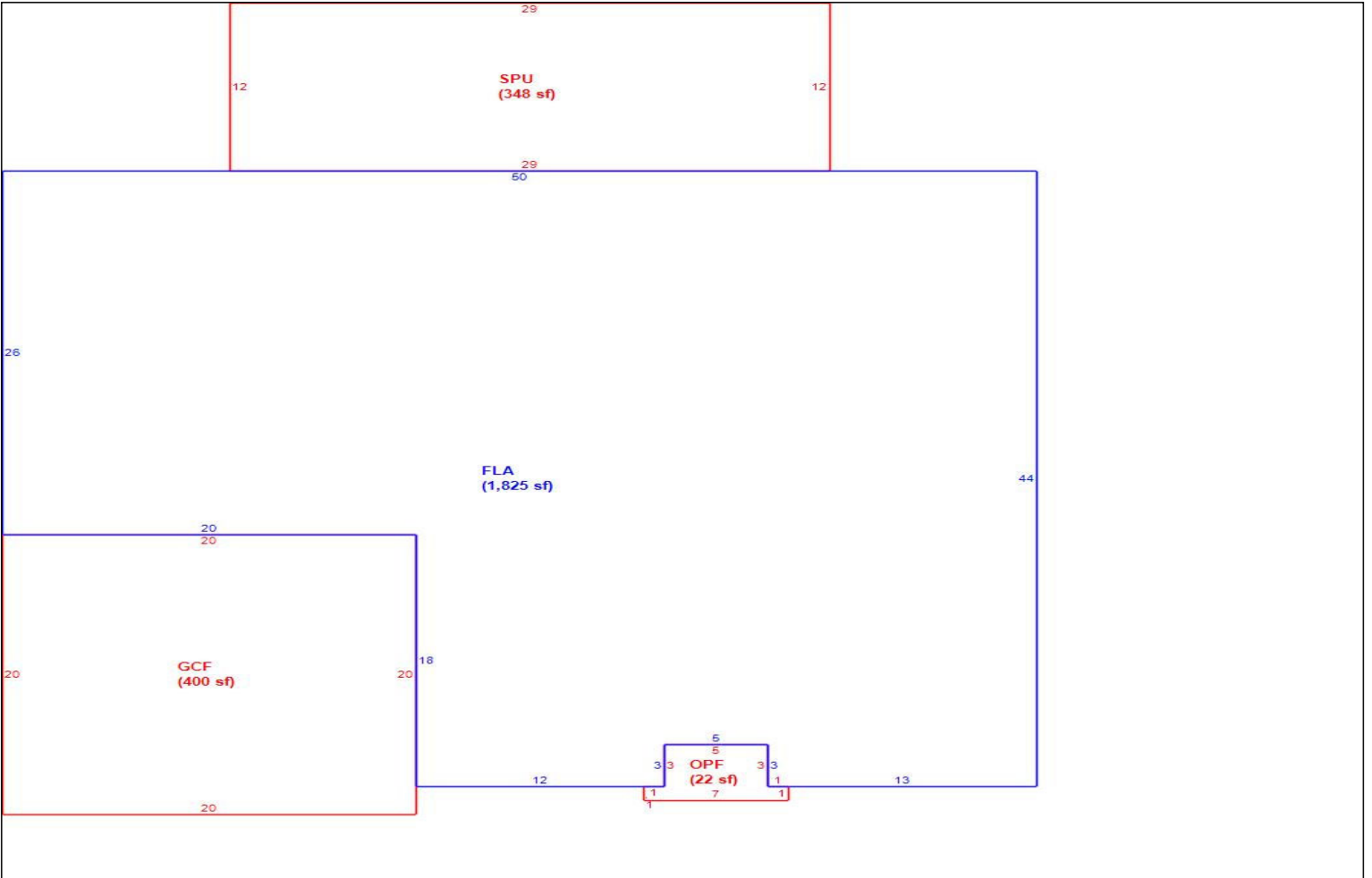
Current Owner		
BOURNS KENESHA R & CHELSEA N HARG		
1209 OAK LEAF CT		
MINNEOLA	FL	34715

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

2024-0547 Comp 1  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC2	DECK - WOOD	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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Alternate Key 3798063  
Parcel ID 01-22-25-1505-000-15600

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

2024-0547 Comp 2  
PRC Run: 12/6/2024 By

Card # 1 of 1

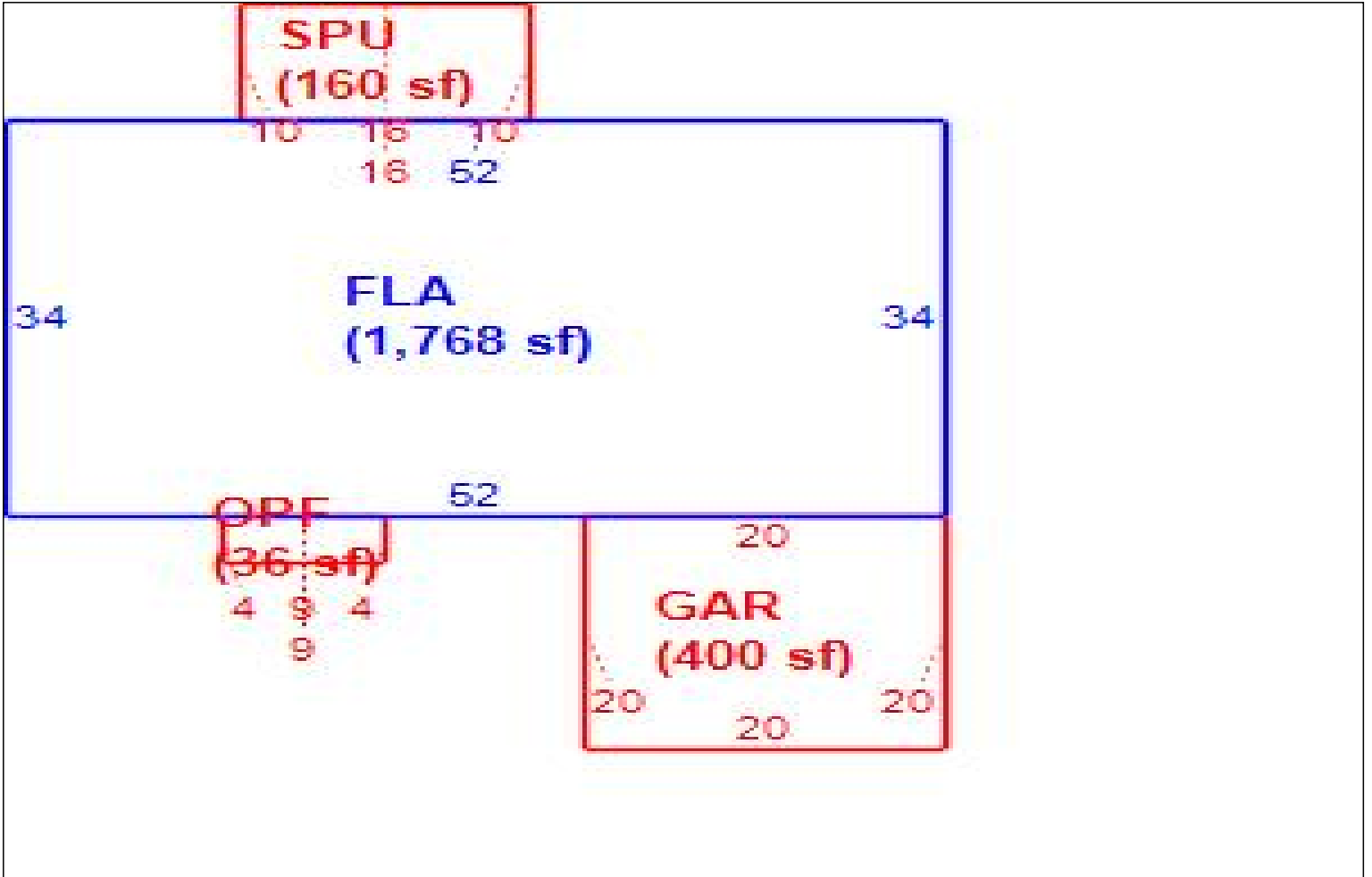
Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

Property Location		
Site Address 1316 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 IB SUB LOT 156 PB 43 PGS 76-77 ORB 6182 PG 759

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 232,800
Deprec Bldg Value 225,816		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,768	1,768	1768	Effective Area	1768	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	109.04	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	232,800	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00				
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,768	2,364	1,768	Building RCNLD	225,816				

Alternate Key 3798063  
 Parcel ID 01-22-25-1505-000-15600

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

2024-0547 Comp 2  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	11-00043	03-10-2011	12-02-2011	4,535	0002	WINDOW REPL (7) & EXT DOOR	12-02-2011		
2007	0007-06-01	01-01-2006	01-26-2007	5,403	0000	SCREEN ROOM 10X18	01-26-2007		
2003	0078-02-03B	02-20-2002	02-10-2003	102,900	0000	SFR/1316 RAIN FOREST LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023089686	6182	0759	07-19-2023	WD	Q	01	I	380,000	002	WIDOW	2024	5000
2022141021	6044	0432	10-21-2022	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2022032823	5912	0600	02-15-2022	WD	U	37	I	345,300	059	ADDITIONAL HOMESTEAD	2024	25000
	2297	0541	11-20-2002	WD	Q	Q	I	141,300				
	2058	1955	01-17-2002	WD	U	M	V	67,500				
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	225,816	0	305,726	0	305726	55,000.00	250726	275726	298,519

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Alternate Key 3814551  
Parcel ID 01-22-25-1800-000-02400

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

2024-0547 Comp 3  
PRC Run: 12/6/2024 By

Card # 1 of 1

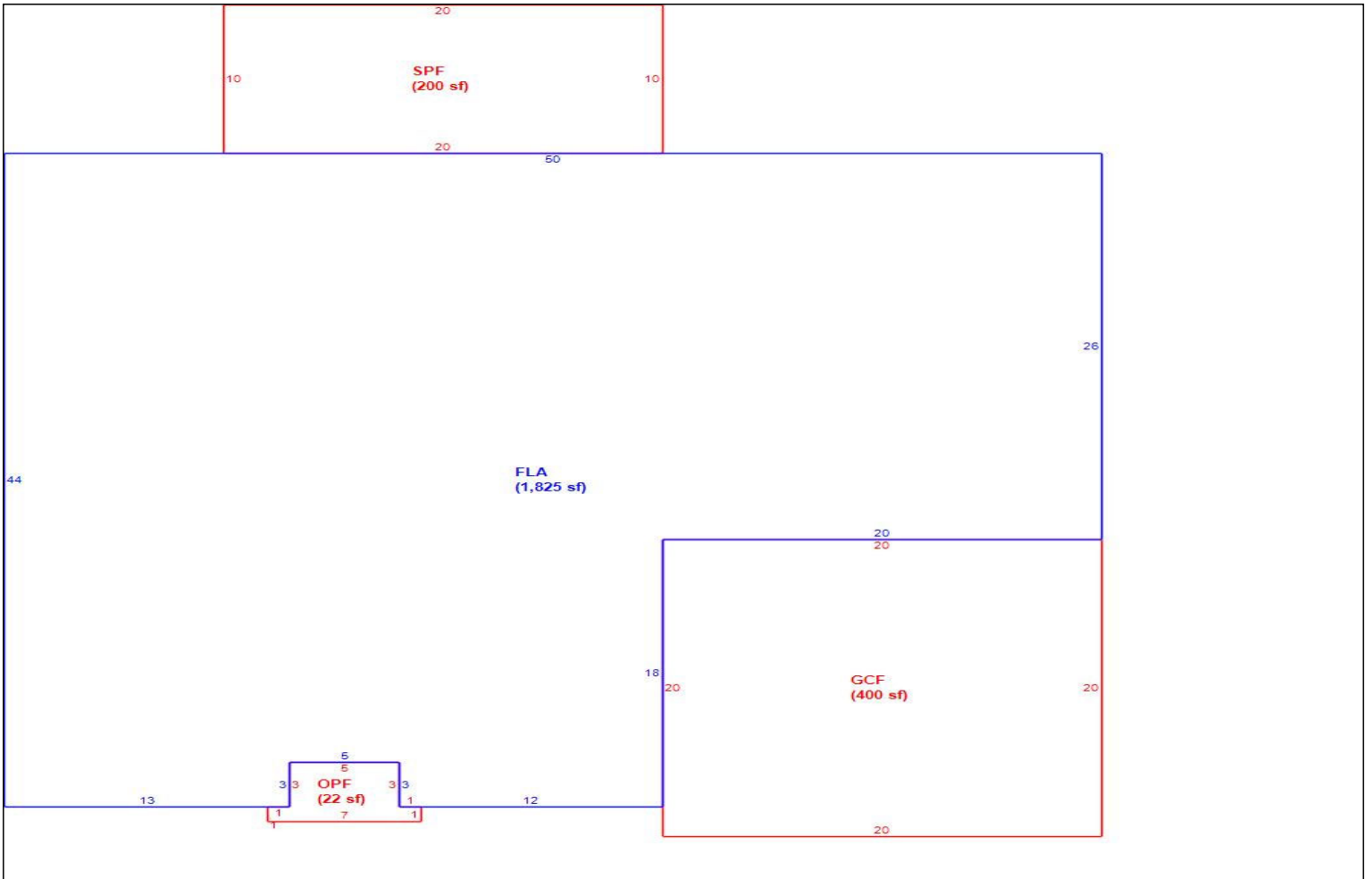
Current Owner			
HARRIS CHASE & JACY			
1200 OAK LEAF CT			
MINNEOLA	FL	34715	

Property Location			
Site Address 1200 OAK LEAF CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
RESERVE AT OAK VALLEY PB 48 PG 30-31 LOT 24 ORB 6208 PG 1135

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 240,386
		Deprec Bldg Value	233,174
		Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,825	1,825	1825	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	240,386	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	200	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,825	2,447	1,825	Building RCNLD	233,174					

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 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	95-03-02B	02-24-2003	03-25-2004	117,516	0000	SFR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023110997	6208	1135	08-28-2023	WD	Q	01	I	369,000	039	HOMESTEAD	2024	25000
2022000077	5867	1026	12-08-2021	QC	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	4062	1923	08-10-2011	WD	U	U	I	95,000				
	2340	1783	05-22-2003	WD	Q	Q	I	145,700				
	2231	1048	10-30-2002	TR	U	M	V	1				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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	233,174	0	313,084	0	313084	50,000.00	263084	288084	305,670	

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