



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3821477**

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>2024-0548</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; 2017-2 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>0122251506-000-35100 1137 Heather Glen 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"/> 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> 2024-0548	Alternate Key: 3821477	Parcel ID: 01-22-25-1506-000-35100
<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> 1137 HEATHER GLEN DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> INV_HOME; 2017-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 309,301	\$ 309,301
<b>2. Assessed or classified use value, *if applicable</b>	\$ 267,190	\$ 267,190
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 267,190	\$ 267,190

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

**Last Sale Date** 5/9/2013      **Price:** \$128,500       Arm's Length  Distressed      Book 4326 Page 1209

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3821477	3821680	3821789	3798063
<b>Address</b>	1137 HEATHER GLEN DR MINNEOLA	1121 HEATHER GLEN DR MINNEOLA	1108 HILL MOUNT DR MINNEOLA	1316 RAIN FOREST LN MINNEOLA
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$400,000	\$389,000	\$380,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.80%	2.00%
<b>Adjusted Sale</b>		\$340,000	\$333,762	\$330,600
<b>\$/SF FLA</b>	\$173.28 per SF	\$186.30 per SF	\$184.91 per SF	\$186.99 per SF
<b>Sale Date</b>		12/28/2023	10/26/2023	7/19/2023
<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>	1,785	1,825	-2000	1,805	-1000	1,768	850
<b>Year Built</b>	2004	2004	0	2005	0	2002	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		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. 0.6%	-2000	-Net Adj. 0.3%	-1000	Net Adj. 0.3%	850
		Gross Adj. 0.6%	2000	Gross Adj. 0.3%	1000	Gross Adj. 0.3%	850
<b>Adj. Sales Price</b>	Market Value <b>\$309,301</b>	Adj Market Value	<b>\$338,000</b>	Adj Market Value	<b>\$332,762</b>	Adj Market Value	<b>\$331,450</b>
	Value per SF 173.28						

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**

**2024-0548 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3821477	1137 HEATHER GLEN DR MINNEOLA	-
2	comp 3	3798063	1316 RAIN FOREST LN MINNEOLA	same sub
3	comp 1	3821680	1121 HEATHER GLEN DR MINNEOLA	same sub
4	comp 2	3821789	1108 HILL MOUNT DR MINNEOLA	same sub
5				
6				
7				
8				

Alternate Key 3821477  
Parcel ID 01-22-25-1506-000-35100

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

2024-0548 Subject  
PRC Run: 12/6/2024 By

Card # 1 of 1

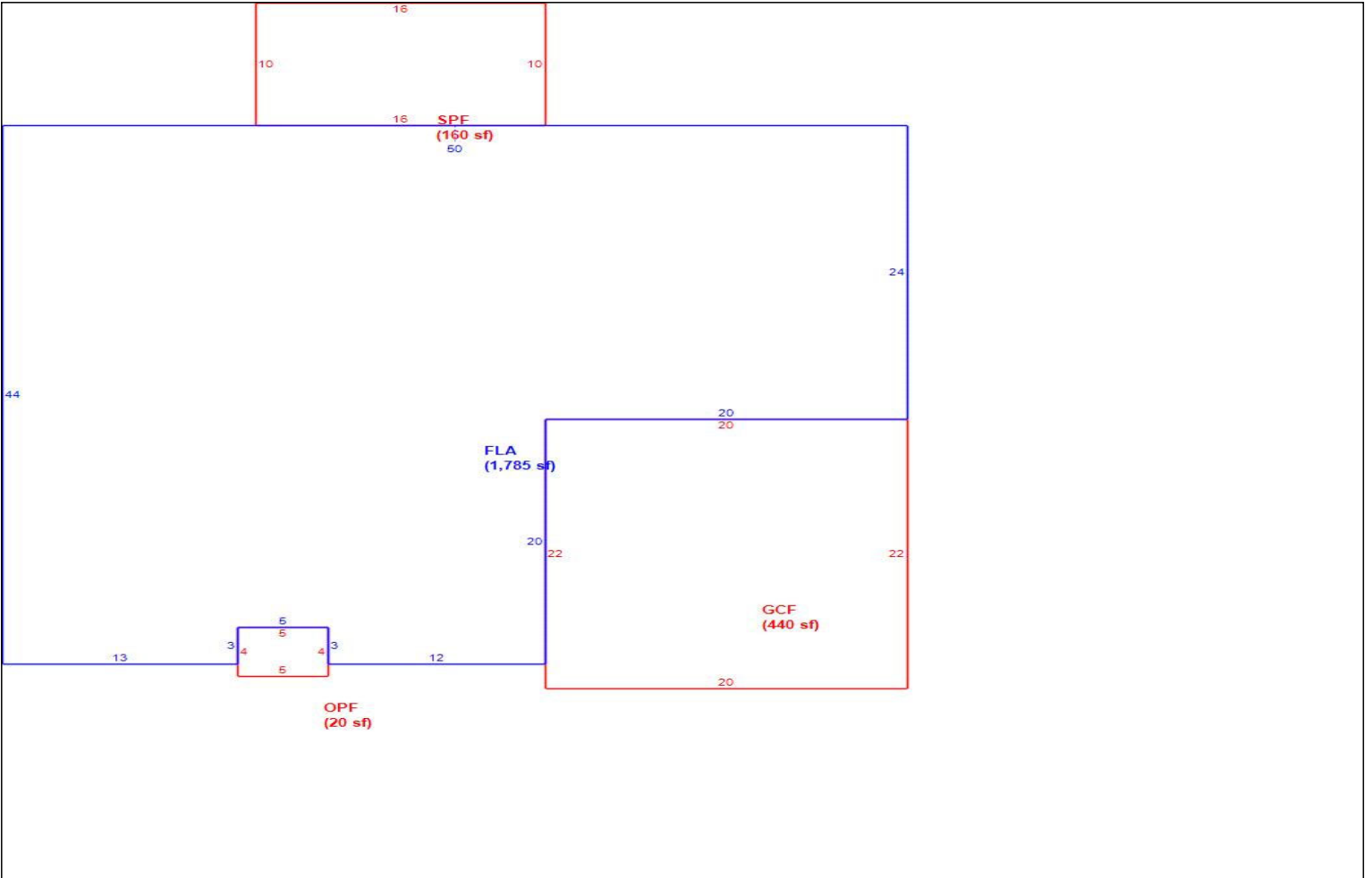
**Current Owner**  
2017-2 IH BORROWER LP  
C/O INVITATION HOMES TAX DEPT  
1717 MAIN ST STE 2000  
DALLAS TX 75201

**Property Location**  
Site Address 1137 HEATHER GLEN DR  
MINNEOLA FL 34715  
Mill Group 00MI NBHD 0513  
**Property Use** 0010 SINGLE FAMILY  
**Last Inspection** PJF 01-24-201

**Legal Description**  
OAK VALLEY PHASE II PB 50 PG 58-60 LOT 351 ORB 4519 PG 1200 ORB 5025 PG 2026

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
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		79,910		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		79,910		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 236,486 Deprec Bldg Value 229,391 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,785	1,785	1785	Effective Area	1785	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	108.99	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	236,486	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
<b>TOTALS</b>		1,785	2,405	1,785	Building RCNLD	229,391	Roof Cover	3	Type AC	03



Alternate Key 3821477  
 Parcel ID 01-22-25-1506-000-35100

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

2024-0548 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	
2014	SALE	01-01-2013	01-30-2014	1	0099	CHECK VALUE	01-30-2014		
2007	SALE	01-01-2006	01-29-2007	1	0000	CHECK VALUES	01-29-2007		
2005	775-03-12BE	01-01-2004	07-16-2004	117,544	0000	SFR/1137 HEATHER GLEN DR			

<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
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4326	1209	05-09-2013	WD	Q	Q	I	128,500			
	3339	0241	12-28-2006	TR	Q	Q	I	270,000			
	3339	0238	10-11-2006	WD	U	U	I	0			
<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	229,391	0	309,301	42111	267190	0.00	267190	309301	302,049	

\*\*\*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 3821680  
Parcel ID 01-22-25-1507-000-36500

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

2024-0548 Comp 1  
PRC Run: 12/6/2024 By

Card # 1 of 1

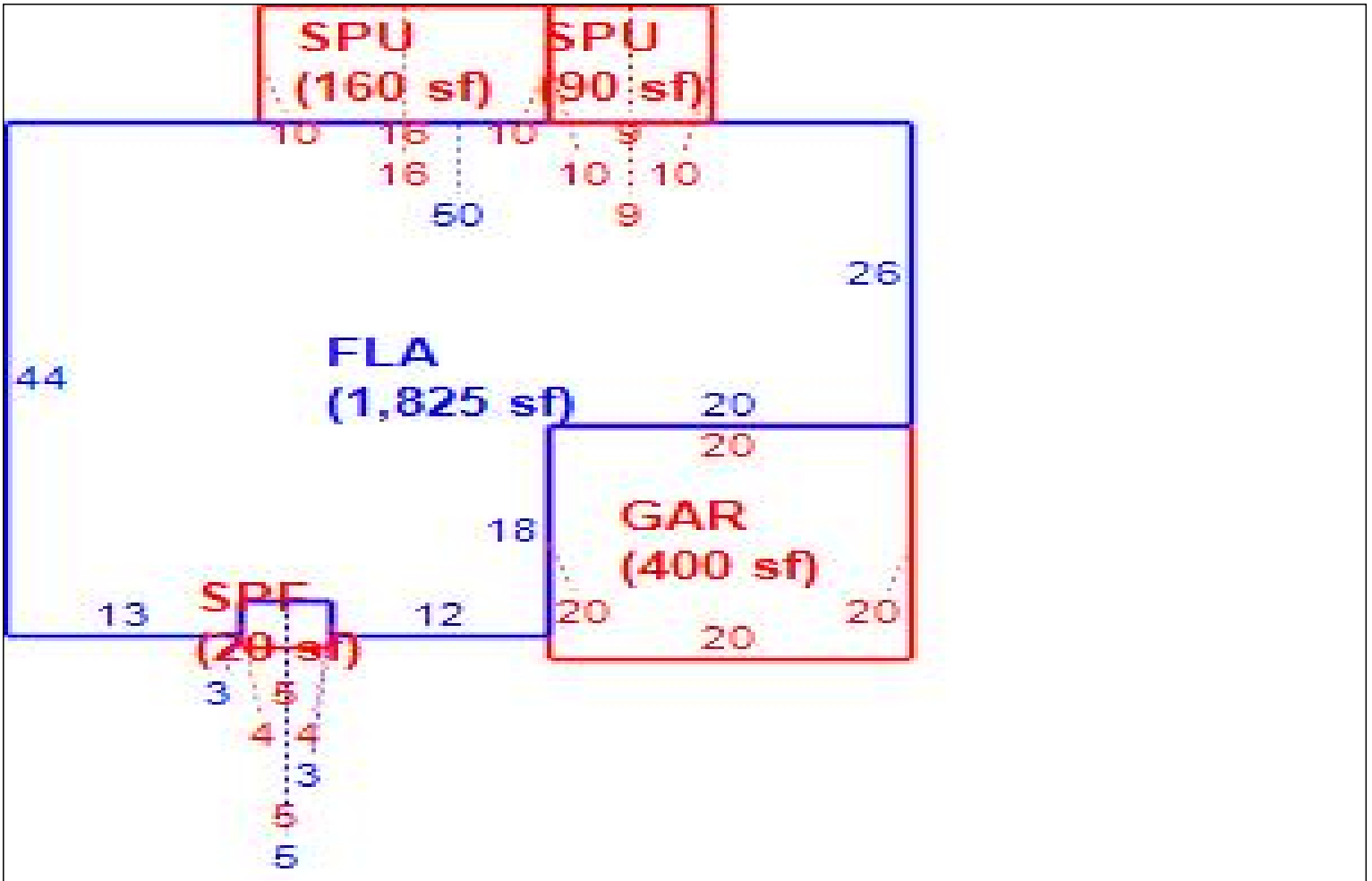
Current Owner		
MURARO DE OLIVEIRA VITOR & STEFANNI		
1121 HEATHER GLEN DR		
MINNEOLA	FL	34715

Property Location		
Site Address 1121 HEATHER GLEN 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 III SUB LOT 365 PB 50 PG 61-63 ORB 6264 PG 500

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 239,631 Deprec Bldg Value 232,442 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	2004	1825	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	400	0		108.90	Quality Grade	670	Half Baths	0		
SPF	SCREEN PORCH FINIS	0	20	0		239,631	Wall Type	03	Heat Type	6		
SPU	SCREEN PORCH UNFIN	0	250	0		EX	Foundation	3	Fireplaces	0		
						97.00	Functional Obsol					
						0	Building RCNLD	232,442	Roof Cover	3	Type AC	03
TOTALS		1,825	2,495	1,825								



Alternate Key 3821680  
 Parcel ID 01-22-25-1507-000-36500

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

2024-0548 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	340-07-10	10-24-2007	01-29-2008	7,995	0000	ELITE RM 12X9 & 12X16 BIRDCAGE	01-29-2008		
2005	694-04-08BEP	08-19-2004	01-05-2005	113,064	0000	SFR 3/2 1121 HEATHER GLEN DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023157398	6264	0500	12-28-2023	WD	Q	01	I	400,000				
	2735	0194	12-14-2004	WD	Q	Q	I	147,900				
	2612	1483	06-30-2004	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	232,442	0	312,352	0	312352	0.00	312352	312352	304,991	

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Alternate Key 3821789  
Parcel ID 01-22-25-1507-000-46700

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

2024-0548 Comp 2  
PRC Run: 12/6/2024 By

Card # 1 of 1

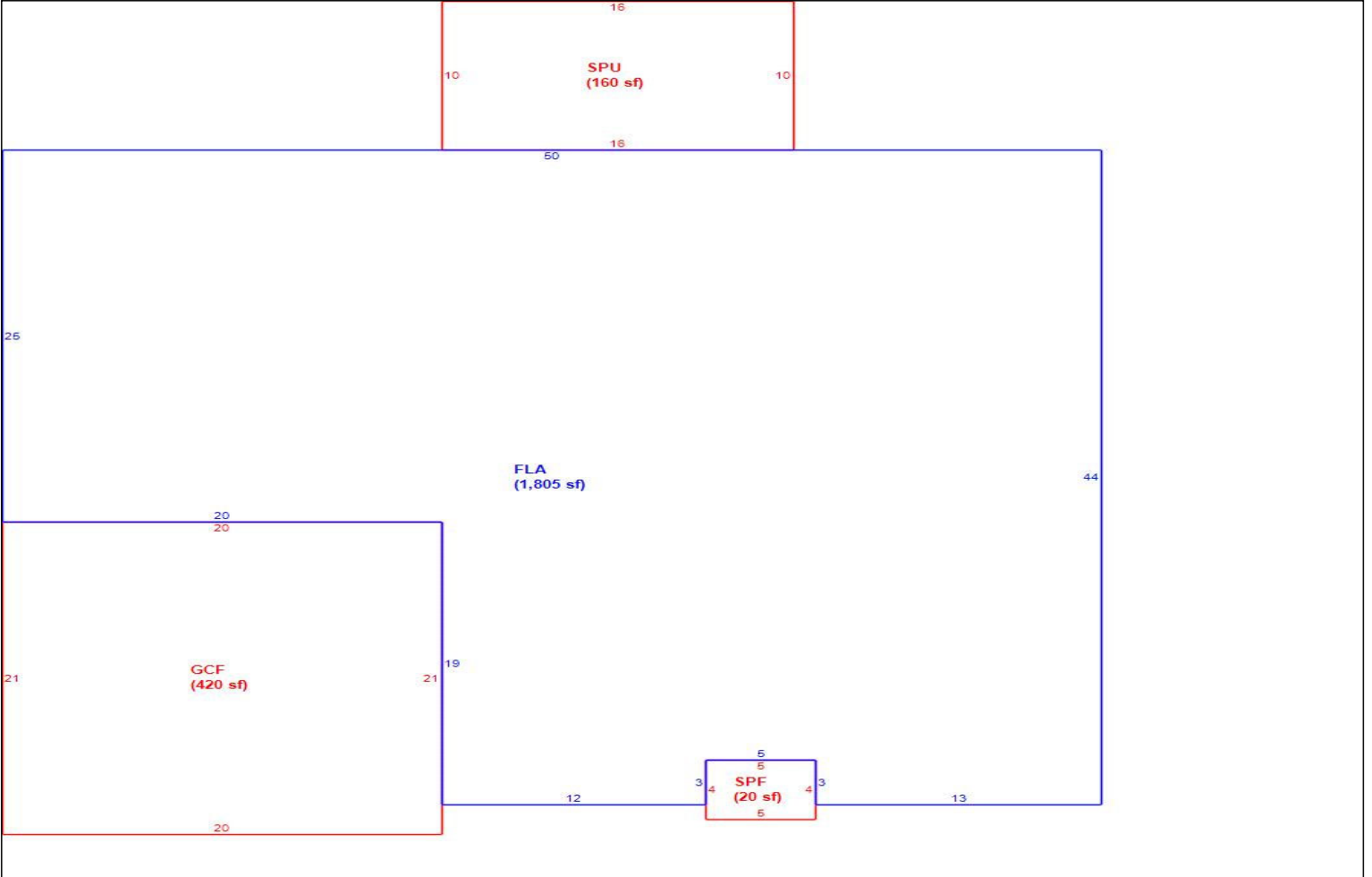
Current Owner		
CREECH BAILEY & LAUREN		
1108 HILL MOUNT DR		
MINNEOLA	FL	34715

Property Location		
Site Address 1108 HILL MOUNT DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-03-202

Legal Description
MINNEOLA, OAK VALLEY PHASE III SUB LOT 467 PB 50 PG 61-63 ORB 6234 PG 932

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 237,150
		Deprec Bldg Value 230,036	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	1,805	1,805	1805	2005					
GAR	GARAGE FINISH	0	420	0		Effective Area	1805	No Stories	1.00	Full Baths 2
SPF	SCREEN PORCH FINIS	0	20	0		Base Rate	108.95	Quality Grade	670	Half Baths 0
SPU	SCREEN PORCH UNFIN	0	160	0		Building RCN	237,150	Condition	EX	Heat Type 6
						% Good	97.00	Foundation	3	Fireplaces 0
						Functional Obsol	0	Roof Cover	3	Type AC 03
TOTALS		1,805	2,405	1,805		Building RCNLD	230,036			

Alternate Key 3821789  
 Parcel ID 01-22-25-1507-000-46700

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

2024-0548 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	
2020	349-19-05	05-02-2019	02-03-2020	10,700	0002	SCRN RM 20X14/SCRN IN FRONT ENT	02-03-2020		
2017	SALE	01-01-2016	01-24-2017	1	0099	CHECK VALUE	01-25-2017		
2006	783-04-10BEP	01-01-2005	10-10-2005	113,064	0000	SFR FOR 2005			
2005	783-04-10BEP	09-30-2004	12-14-2004	113,064	0000	SFR 3/2 1108 HILL MOUNT DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023133120	6234	0932	10-26-2023	WD	Q	01	I	389,000	039	HOMESTEAD	2024	25000
2016016169	4741	0640	02-08-2016	WD	Q	Q	I	181,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2756	0781	01-31-2005	WD	U	U	I	158,400				
	2623	1261	07-15-2004	WD	U	M	V	1				
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	230,036	0	309,946	0	309946	50,000.00	259946	284946	302,588	

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

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

2024-0548 Comp 3  
PRC Run: 12/6/2024 By

Card # 1 of 1

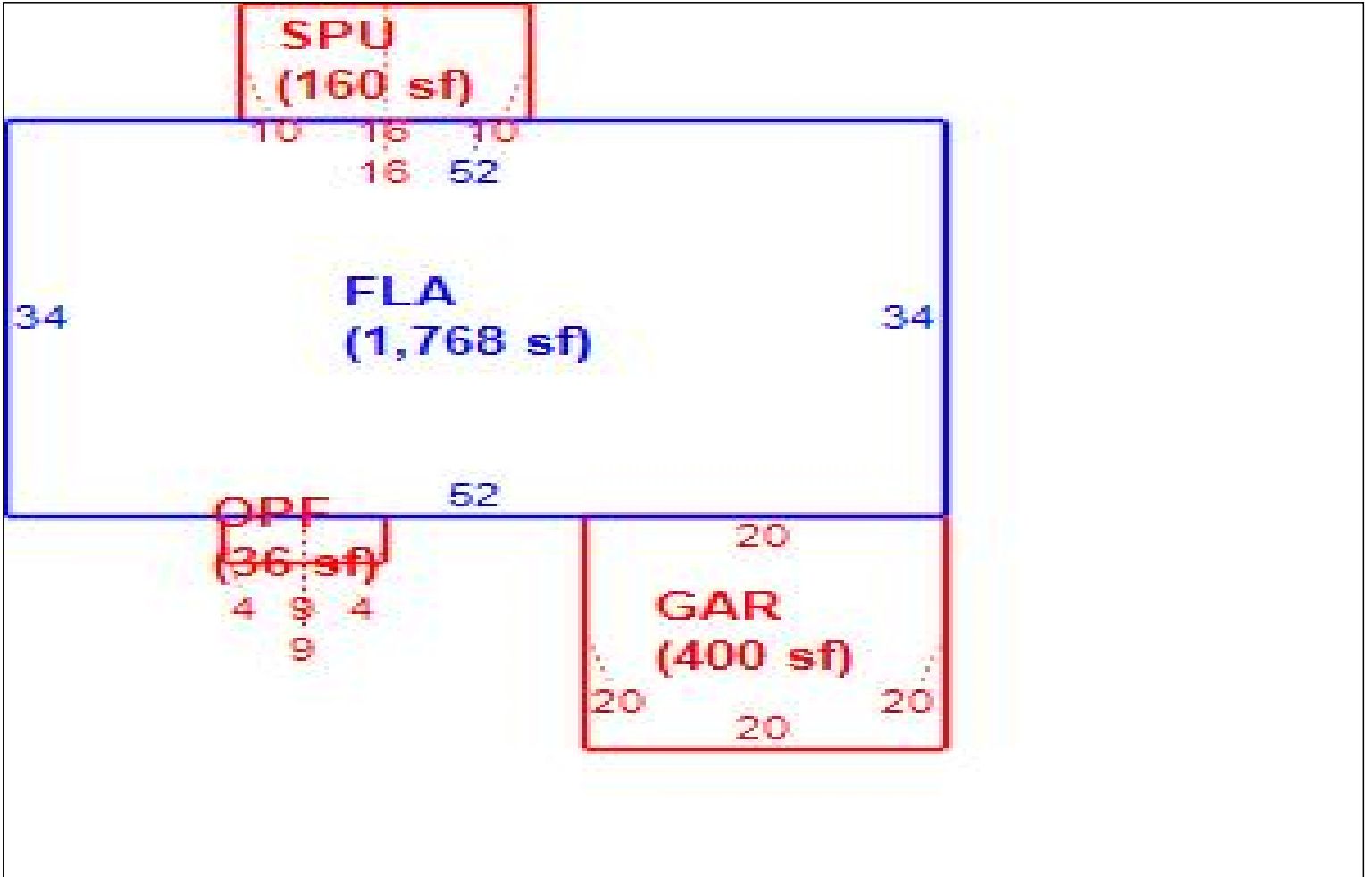
Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,768	1,768	1768	2002	R1		3	
GAR	GARAGE FINISH	0	400	0	Effective Area				
OPF	OPEN PORCH FINISHE	0	36	0	Base Rate				
SPU	SCREEN PORCH UNFIN	0	160	0	Building RCN				
TOTALS		1,768	2,364	1,768	Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				
					225,816				
					Roof Cover				
					3				
					Type AC				
					03				

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 Card # 1 of 1

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

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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