



**PETITION TO THE VALUE ADJUSTMENT BOARD  
REQUEST FOR HEARING**  
Section 194.011, Florida Statutes *3789176*

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 #	<i>2024-0552</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1: Taxpayer Information</b>			
Taxpayer name: INV_HOME; IH5 Property Florida, LP		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>0122251515-000-10000 1131 Windy Bluff 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"/> <b>5</b> 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> 2024-0552	Alternate Key: 3789176	Parcel ID: 01-22-25-1515-000-10000	
<b>Petitioner Name</b> RYAN, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1131 WINDY BLUFF DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> IH5 Property florida lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>	<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 317,865	\$ 317,865	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 281,930	\$ 281,930	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 281,930	\$ 281,930	

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

**Last Sale Date** 3/11/2015      **Price:** \$155,000       Arm's Length  Distressed      Book 4616 Page 2326

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3789176	3814554	3798063	3814551
<b>Address</b>	1131 WINDY BLUFF DR MINNEOLA	1209 OAK LEAF CT MINNEOLA	1316 RAIN FOREST LN MINNEOLA	1200 OAK LEAF CT MINNEOLA
<b>Proximity</b>				
<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>	\$169.71 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>	1,873	1,825	2400	1,768	5250	1,825	2400
<b>Year Built</b>	2000	2003		2002		2003	
<b>Constr. Type</b>	block stucco	block stucco		block stucco		block stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	yes	yes		yes		yes	
<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>	yes	yes		yes		yes	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 0.7%	2400	Net Adj. 1.6%	5250	Net Adj. 0.8%	2400
		Gross Adj. 0.7%	2400	Gross Adj. 1.6%	5250	Gross Adj. 0.8%	2400
<b>Adj. Sales Price</b>	Market Value <b>\$317,865</b>	Adj Market Value	<b>\$341,700</b>	Adj Market Value	<b>\$335,850</b>	Adj Market Value	<b>\$321,954</b>
	Value per SF 169.71						

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.

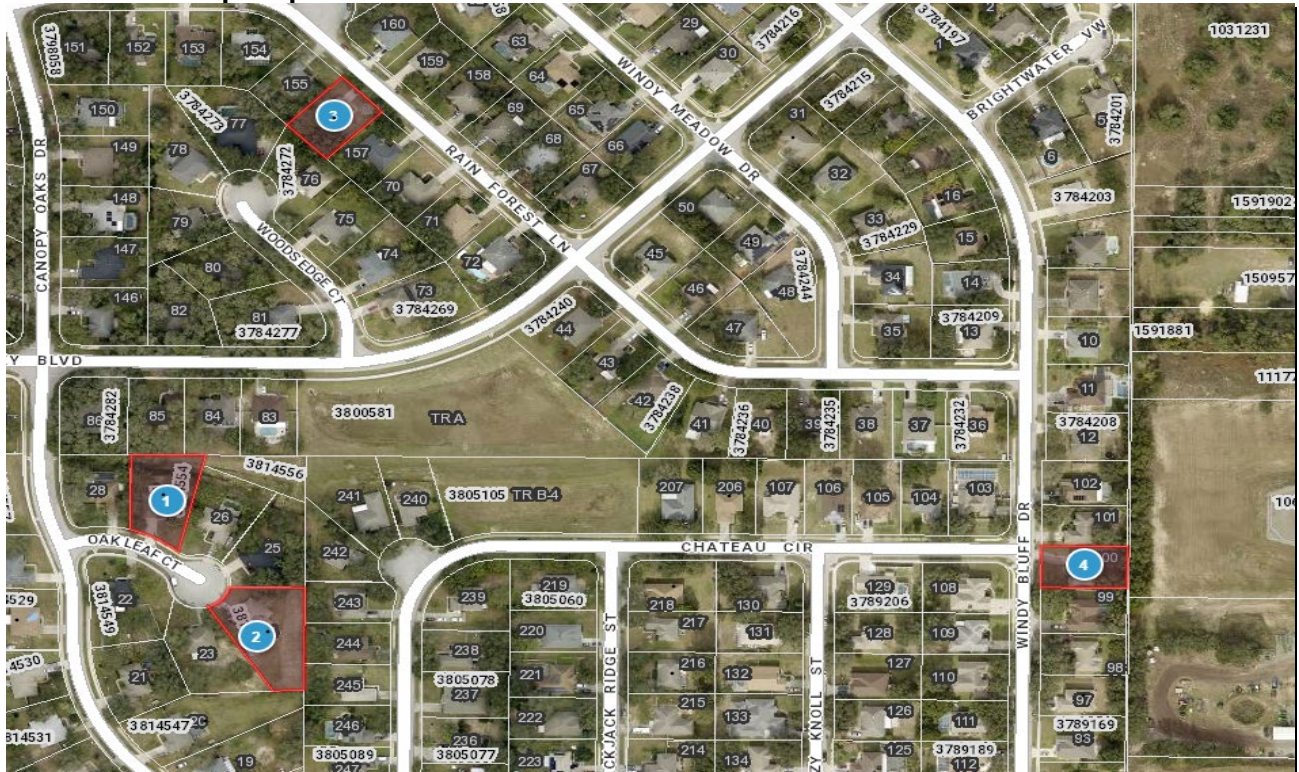
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed Shariff**

**DATE 12/6/2024**

**2024-0552 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3814554	1209 OAK LEAF CT MINNEOLA	0
2	comp 3	3814551	1200 OAK LEAF CT MINNEOLA	0
3	comp 2	3798063	1316 RAIN FOREST LN MINNEOLA	0
4	subject	3789176	1131 WINDY BLUFF DR MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3789176  
 Parcel ID 01-22-25-1515-000-10000

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

2024-0552 Subject  
 PRC Run: 12/6/2024 By

Card # 1 of 1

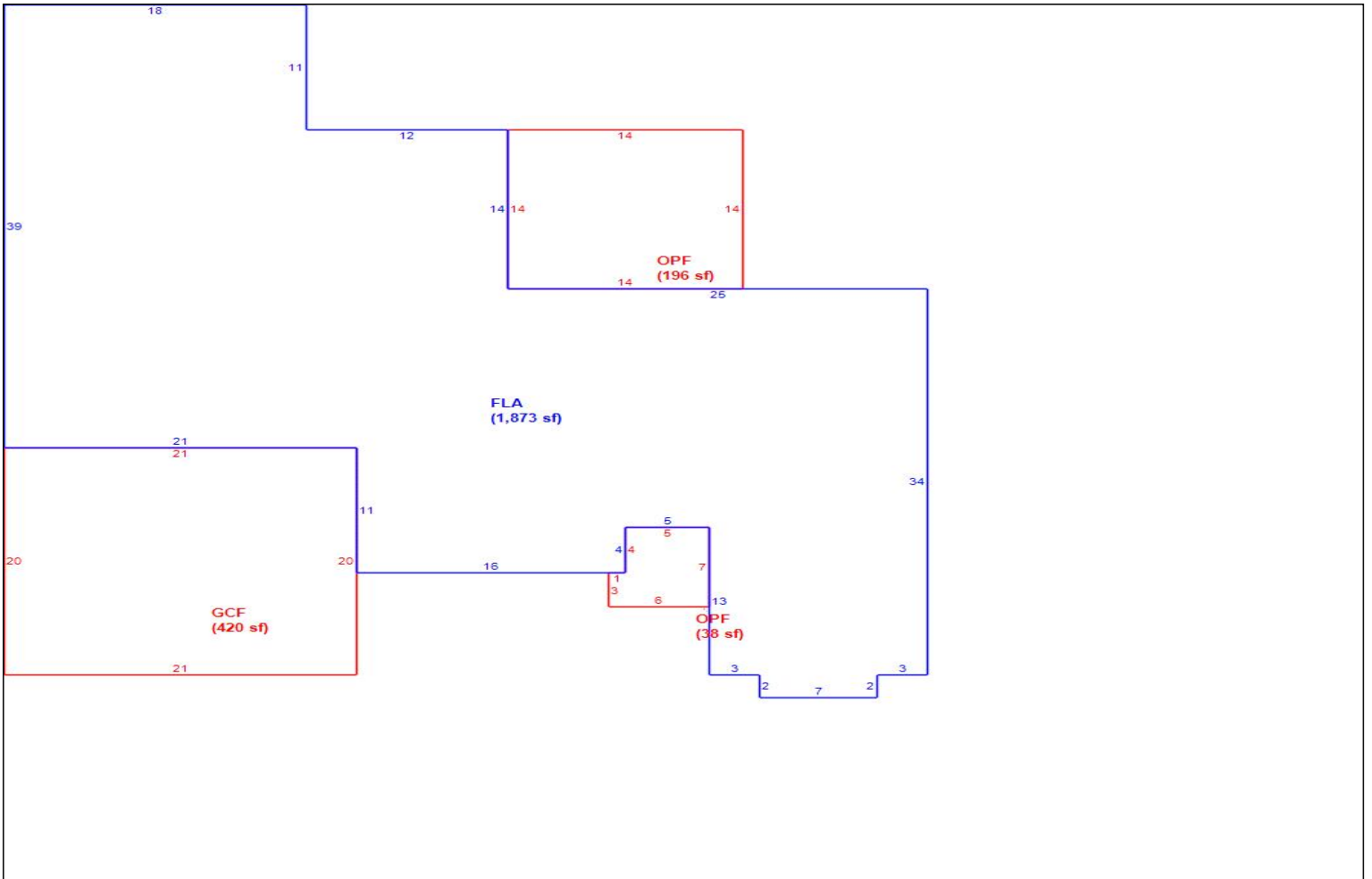
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location	
Site Address 1131 WINDY BLUFF 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 4 SUB LOT 100 PB 42 PG 83 ORB 4616 PG 2326

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 245,314
		Deprec Bldg Value 237,955	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	
FLA	FINISHED LIVING AREA	1,873	1,873	1873	2000	1873	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	420	0	Base Rate	108.76	Quality Grade	670	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	245,314	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		1,873	2,527	1,873	Building RCNLD	237,955				

Alternate Key 3789176  
 Parcel ID 01-22-25-1515-000-10000

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

2024-0552 Subject  
 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	
2001	0010763	01-19-2000	07-23-2001	10	0000	SFR 1131 WINDY BLUFF DR		01-18-2001	

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4616	2326	03-11-2015	WD	U	U	I	155,000			
	4544	1063	10-16-2014	CT	U	U	I	130,000			
	4021	0820	10-29-2010	QC	U	U	I	17,500			
	4021	0819	10-29-2010	QC	U	U	I	17,500			
	1953	1068	05-23-2001	WD	Q	Q	I	131,400			
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	237,955	0	317,865	35935	281930	0.00	281930	317865	310,254	

\*\*\*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

2024-0552 Comp 1  
PRC Run: 12/6/2024 By

Card # 1 of 1

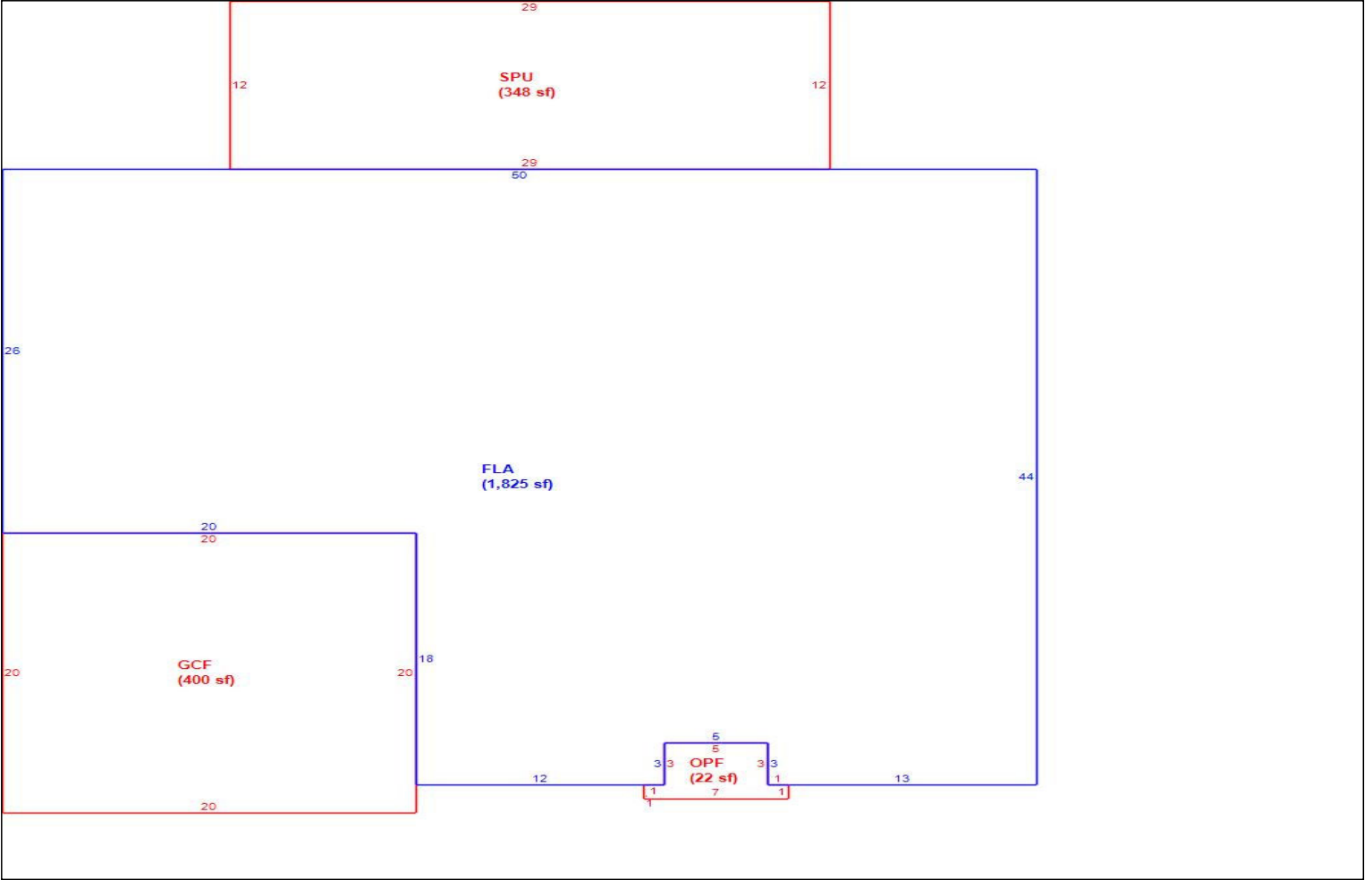
Current Owner			
BOURNS KENESHA R & CHELSEA N HARG			
1209 OAK LEAF CT			
MINNEOLA	FL	34715	

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	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	22	0		240,534	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	348	0		EX	Foundation	3	Fireplaces	0
						97.00	Functional Obsol	0		
TOTALS		1,825	2,595	1,825		0	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

2024-0552 Comp 1  
 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
DEC2	DECK - WOOD	208.00	SF	4.63	2018	2018	963.00	80.00	770

<b>Building Permits</b>									
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			

<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
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				
<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	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

2024-0552 Comp 2  
PRC Run: 12/6/2024 By

Card # 1 of 1

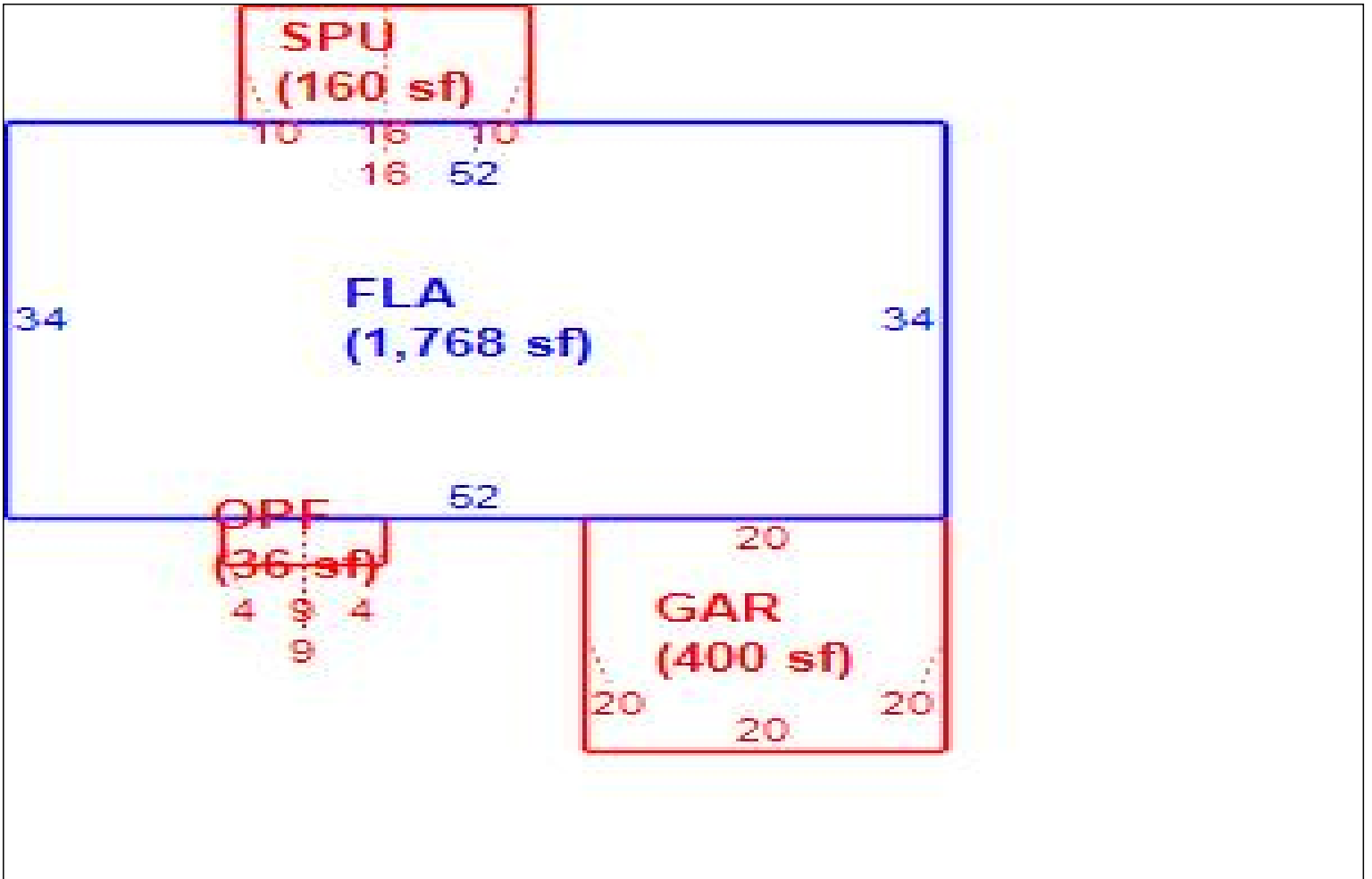
Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

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	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,768	1,768	1768	2002	1768	No Stories	1.00	3
GAR	GARAGE FINISH	0	400	0		109.04	Quality Grade	670	2
OPF	OPEN PORCH FINISHE	0	36	0		232,800	Wall Type	03	0
SPU	SCREEN PORCH UNFIN	0	160	0		EX	Foundation	3	6
TOTALS		1,768	2,364	1,768		97.00	Roof Cover	3	0
					Building RCNLD	225,816	Type AC	03	

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

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

2024-0552 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

2024-0552 Comp 3  
 PRC Run: 12/6/2024 By

Card # 1 of 1

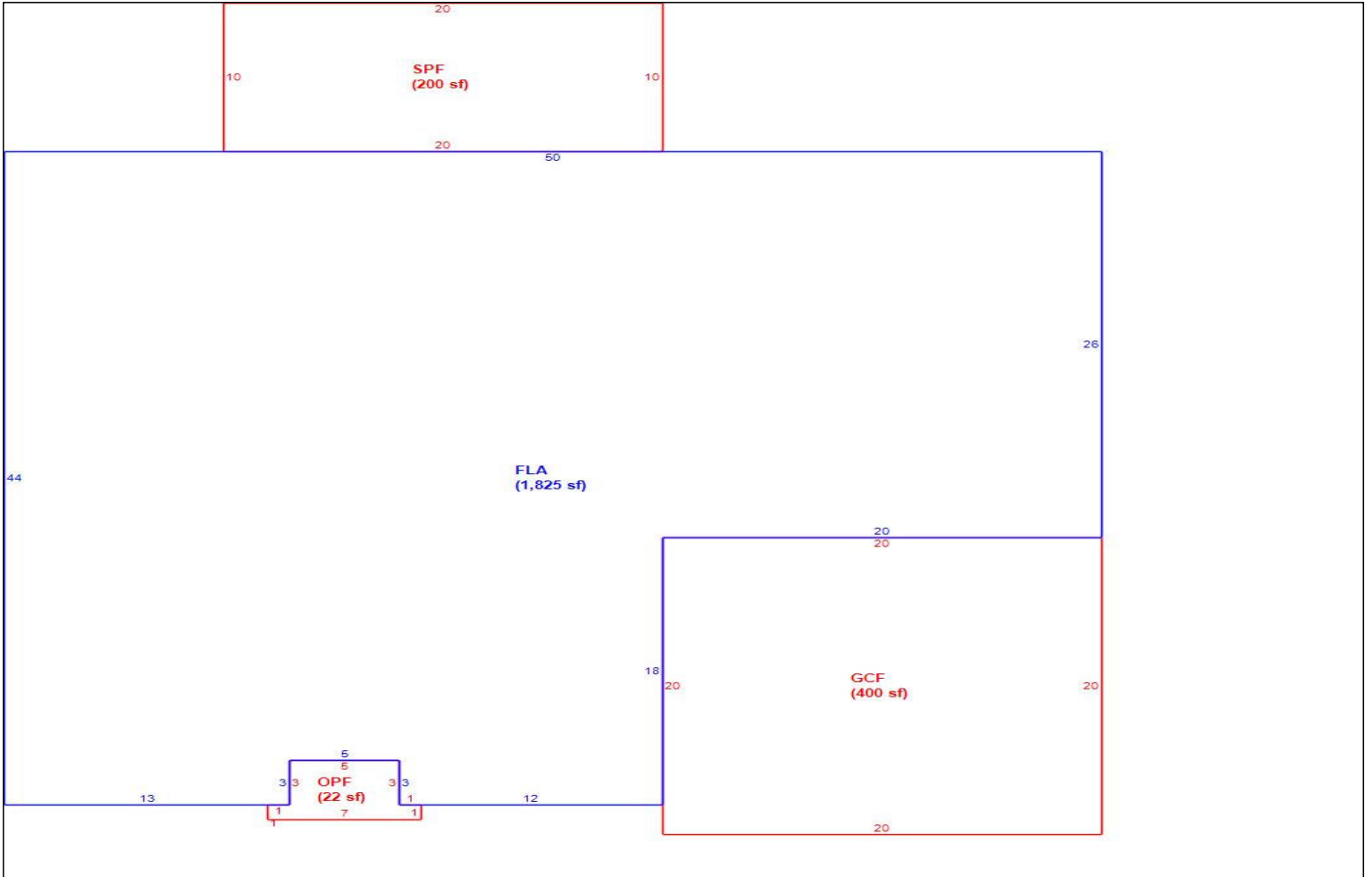
Current Owner			
HARRIS CHASE & JACY			
1200 OAK LEAF CT			
MINNEOLA	FL	34715	

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	Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	200	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,825	2,447	1,825	Functional Obsol	0	Roof Cover	3	Type AC	03
					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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