

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3805063

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.

The strategy by te	COMPLETED BY GL			NT BOARD (A	/AB)
Petition# 2	024-0553	County Lake		ах уеаг <b>2024</b>	Date received 9./2·24
		DIPLETTED BY TO	HE PENIMONES		
PART 1. Taxpay	MAN - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2				
Taxpayer name: IN	NV_HOME; IH6 Property Florida, Li	P	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address	Ryan, LLC		Parcel ID and	0122251525-	000 22200
for notices	16220 North Scottsdale R	td, Ste 650	physical address or TPP account #		ck Ridge Street
Dhama 054 740 4	Scottsdale, AZ 85254				
Phone 954-740-6			Email		opeals@ryan.com
	to receive information is by				
	petition after the petition de hat support my statement.	adline. I nave attac	ched a statement o	or the reasons i	Tiled late and any
your evidence	d the hearing but would like m to the value adjustment board VAB or special magistrate ru	d clerk. Florida law a	allows the property a	appraiser to cro	ss examine or object to your
	r☑ Res. 1-4 units Industria		us⊡ High-water red	charge 🔲 l	Historic, commercial or nonprofit
☐ Commercial	Res. 5+ units Agricultur	ral or classified use	☐ Vacant lots and	acreage 🔲 E	Business machinery, equipment
PART 2. Reason	n for Petition Check	one. If more than	one, file a separa	ate petition.	
✓ Real property □ Denial of class	value (check one) <b>⊡</b> decreas sification	se 🗌 increase	☐ Denial of exer	mption Select o	or enter type:
Property was n Tangible perso return required	parent reduction not substantially complete on anal property value (You mus by s.193.052. (s.194.034, F es for catastrophic event	st have timely filed	(Include a date aQualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination  5 Enter the time	if this is a joint petition. Attace on that they are substantially ne (in minutes) you think you ested time. For single joint peti	v similar. (s. 194.01 need to present you	1(3)(e), (f), and (g ır case. Most hearii	), F.S.) ngs take 15 mir	nutes. The VAB is not bound
group.	es or I will not be available to		•	•	
evidence directly appraiser's evide	nt to exchange evidence with to the property appraiser at nce. At the hearing, you hav	least 15 days befo re the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property r information redac	nt, regardless of whether you record card containing inform cted. When the property app ou how to obtain it online.	nation relevant to th	ne computation of	your current as	sessment, with confidential

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 without attaching a completed power of attorney or autho Written authorization from the taxpayer is required for accollector.	prization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
penion and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professiona	l Signature	
Complete part 4 if you are the taxpayer's or an affiliated or representatives.		owing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	ntity).
A Florida Bar licensed attorney (Florida Bar number _	).	
■ A Florida real estate appraiser licensed under Chapte	er 475. Florida Statutes (license number —	RD6182
☐ A Florida real estate broker licensed under Chapter 4		).
☐ A Florida certified public accountant licensed under C		er ).
I understand that written authorization from the taxpayer i appraiser or tax collector.	•	
Under penalties of perjury, I certify that I have authorizati am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have	f filing this petition and of becoming an age	nt for service of process
Robert I. Peyto	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative n		- 1 Amin - 1 - 14 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
☐ I am a compensated representative not acting as one AND (check one)	•	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's au		, executed with the
☐ I am an uncompensated representative filing this petil	tion AND (check one)	
the taxpayer's authorization is attached OR 🔲 the ta	expayer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date
L		

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0553		Alternate K	ey: <b>3805063</b>	Parcel I	D: <b>01-22-25-152</b>	5-000-22200
Petitioner Name	!	RYAN, LLC		D	4400 DI 4016		Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Red	cord Tax	payer's agent	Property		JACK RIDGE S NEOLA	ST	
Other, Explain:				Address	IVIIN	NEULA		
Owner Name	IH6 ni	operty flori	da In	Value from	Value befor	e Board Actio	n .	
O TOTAL TRAINING		openty mem	ши .р	TRIM Notice		ted by Prop App	i value alier r	oard Action
1. Just Value, req	wirod			\$ 315,0	45 \$	315,04	15	
		ua *if annli	achla			•	1	
2. Assessed or cl			Cable	· · · · · · · · · · · · · · · · · · ·	ου φ	267,56	50	
3. Exempt value,		ie		\$	-	227.50		
4. Taxable Value,				\$ 267,5		267,56	50	
*All values entered	d should be count	y taxable va	lues, School and	d other taxing	authority values	may differ.		
Last Sale Date	10/9/2018	Pric	<b>ce:</b> \$220	0,000	✓ Arm's Length	Distressed	Book <u>5186</u> F	age <u>243</u>
ITEM	Subje	ct	Compara	able #1	Compara	ıble #2	Compara	ble #3
AK#	38050		3814		37980		38145	
Addusse	1120 BLACKJA		1209 OAK I		1316 RAIN F	OREST LN	1200 OAK L	
Address	ST		MINNE	OLA	MINNE	OLA	MINNE	OLA
Proximity			same	sub	same	sub	same	sub
Sales Price			\$390,0		\$380,0		\$369,0	
Cost of Sale			-15 <sup>9</sup>		-15 <sup>9</sup>		-15%	
Time Adjust			2.00		2.00		1.60	
Adjusted Sale			\$339,3		\$330,6		\$319,5	
\$/SF FLA	\$169.84 p	er SF	\$185.92	•	\$186.99	•	\$175.10	
Sale Date			7/14/2	_	7/19/2		8/28/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,855		1,825	1500	1,768 2002	4350	1,825	1500
Year Built	2003 block/stucco		2003 block/stucco		block/stucco		2003 block/stucco	+
Constr. Type Condition	good		good		good		good	+
Baths	2.0		2.0		2.0		2.0	+
Garage/Carport	2 car		2 car		2 car		2 car	+
Porches	yes		yes		yes		yes	+
Pool	N		N	0	N	0	N	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	no		no		no		no	
Site Size	lot		lot		lot		lot	
Location	good		good		good		good	
View	good		good		good		good	
			Net Adj. 0.4%	1500	Net Adj. 1.3%	4350	Net Adj. 0.5%	1500
			Gross Adj. 0.4%	1500	Gross Adj. 1.3%	4350	Gross Adj. 0.5%	1500
Adi Calaa Buisa	Market Value	\$315,045	Adj Market Value	\$340,800	Adj Market Value	\$334,950	Adj Market Value	\$321,054

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.

Value per SF

169.84

- 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



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3814554	1209 OAK LEAF CT	
•	comp i	0014004	MINNEOLA	same sub
2	oomn 2	3814551	1200 OAK LEAF CT	
	comp 3	3014331	MINNEOLA	same sub
_	22	3798063	1316 RAIN FOREST LN	
3	comp 2	3/30003	MINNEOLA	same sub
4	a velada a 4	2005062	1120 BLACKJACK RIDGE ST	
4	subject	3805063	MINNEOLA	-
5				
6				
7				
8				

#### Alternate Key 3805063 Parcel ID 01-22-25-1525-000-22200

Current Owner

IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$ 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0553 Subject PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 1120 BLACKJACK RIDGE ST

MINNEOLA 00MI

FL 34715 NBHD 0513

Property Use

Mill Group

Last Inspection LPD 03-16-201

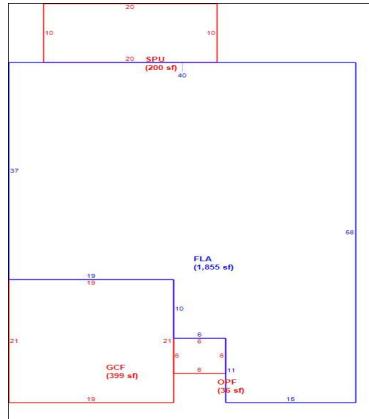
00100 SINGLE FAMILY

Legal Description

MINNEOLA, OAK VALLEY PHASE 4B SUB LOT 222 PB 46 PG 46 ORB 5186 PG 243

Lan	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 A	cres	0.00	JV/Mkt 0			Tota	Adj JV/Mk	t		79,910			
	Cla	assified A	cres	0	Classified JV/Mkt 79	9,910		Classified	d Adj JV/Mk	t	•	0			
						Sketch									

Bldg 1 Sec 1 of 1 242,407 Deprec Bldg Value 235,135 Multi Story 0 Replacement Cost



	Building S	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	1,855	1,855	1855	Effective Area	1855			- " - "		
-	GARAGE FINISH	0	399	0	Base Rate	108.81	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE	0	36	0	Building RCN	242.407	Quality Grade	670	Half Baths	0	
SPU	SCREEN PORCH UNFIN	0	200	U	Condition	EX	,,, ,, <del>,</del>				
					% Good	97.00	Wall Type	03	Heat Type	6	
					Functional Obsol	07.00	Foundation	3	Fireplaces	0	
					Functional Obsol	U		-	•	•	
	TOTALS	1,855	2,490	1,855	Building RCNLD	235,135	Roof Cover	3	Type AC	03	

Alternate Key 3805063 Parcel ID 01-22-25-1525-000-22200

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

2024-0553 Subject PRC Run: 12/6/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Desci	ription	Units	Type	Unit F		Year Blt	Effect Yr	RCN	%Good	Apr Value			
											·			
					Buildi	ng Peri	mits							
Roll Yea	r Permit ID	Issue Date	Comp Date	Amour		Туре		Descriptio	n	Review Date	e CO Date			
2014 2004	SALE 398-03-06B	01-01-2013 06-09-2003	02-03-2014 01-06-2004	Ì	1 5,400		CHECK VAI SFR	•		02-03-2014				

			Sales Informa	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2018122410	5186 4304 2463 2314	0243 1971 1576 0102	10-09-2018 03-15-2013 11-26-2003 04-21-2003	WD WD WD	Q Q Q U	Q Q Q M	>	220,000 130,000 131,500 1						
										Total		0.00		
						Val	ue Summ	arv						

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	235.135	0	315.045	47485	267560	0.00	267560	315045	307.508

<sup>\*\*\*</sup>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 2024-0553 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 1209 OAK LEAF CT

MINNEOLA FL 34715 00MI NBHD 0513

Mill Group 00Ml NBHD 0513

Property Use Last Inspection

Property Use Last Inspection
00100 SINGLE FAMILY MHS 02-05-201

Current Owner

BOURNS KENESHAR & CHELSEAN HARG

1209 OAK LEAF CT

MINNEOLA FL 34715

Legal Description

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

Lan	d Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 10111	Ворин	Adj	- Orme	Price	Factor	Factor	Factor	Factor	Oldoo vai	Value		
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910		
		Total A	cres	0.00	JV/Mkt 0	•		Tota	i Adj JV/MI	ct		79,910		
	Cla	assified A	cres	0	Classified JV/Mkt 79	9,910		Classifie	d Adj JV/Mk	ct		0		
	Sketch													

Bldg 1 Sec 1 of 1 Replacement Cost 240,534 Deprec Bldg Value 233,318 Multi Story 0

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,825	1,825	1825	Effective Area	1825	l		- " - "	
GAR	GARAGE FINISH	0	400	0	Base Rate	108.90	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	22	0	Building RCN	240.534	Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	348	0		-,		010	240	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Fireplaces	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

2024-0553 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below															
Code		Descr	ription		Uni	ts	Туре	Uni	t Price	Year Blt	Effect \	Yr	RCN	%Good	1	Apr Value
DEC2	DECK - WOO	OD	•		208	3.00	SF	=	4.63	2018	2018	,	963.00	80.00		770
																-
									ding Peri	mits						
Roll Yea		: ID	Issue Da		omp D		Amo	unt	Туре		Descr	ription		Review I	Date	CO Date
2019	SALE		01-01-20	-	2-05-20			1	1	CHECK VAI				02-05-2		
2018	683-17-08		08-03-20	-	2-23-20		-,			SCRN ENC	L 29X12	29X12			018	
2018	559-17-0	3	06-27-20		2-23-20		14,167			EXT PATIO				02-23-2		
2018	SALE		01-01-20		2-23-20			1	0099	CHECK VAI				02-23-2		
2017	SALE		01-01-20	-	3-28-20				0099	CHECK VAI	_UE			03-28-2	017	
2004	285-03-0	5B	04-30-20	03   0	3-25-20	004	1	117,544	0000	SFR						
				Sales II	nforma	tion							Exem	ptions		
Instru	ument No	Во	ok/Page	Sale D	Date	Instr	Q/U C	Code	Vac/Imp	Sale Price	Code	<u> </u>	Description		Yea	ar Amount

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023091398 2018057864 2017040787 2016130847	6184 5111 4930 4878 2383	1259 1628 0706 1107 0138	07-14-2023 05-16-2018 03-31-2017 12-06-2016 07-31-2003	WD WD WD CT WD	Q U Q U Q	01 U Q U Q	  -  -  -	390,000 230,000 216,000 166,000 159,000				
	Total 0.											

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

Current Owner HEIL VICKI L ET AL 1316 RAIN FOREST LN MINNEOLA FL 34715 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0553 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

**Property Location** 

Site Address 1316 RAIN FOREST LN FL 34715

MINNEOLA 00MI

NBHD 0513

Property Use 00100 SINGLE FAMILY

Mill Group

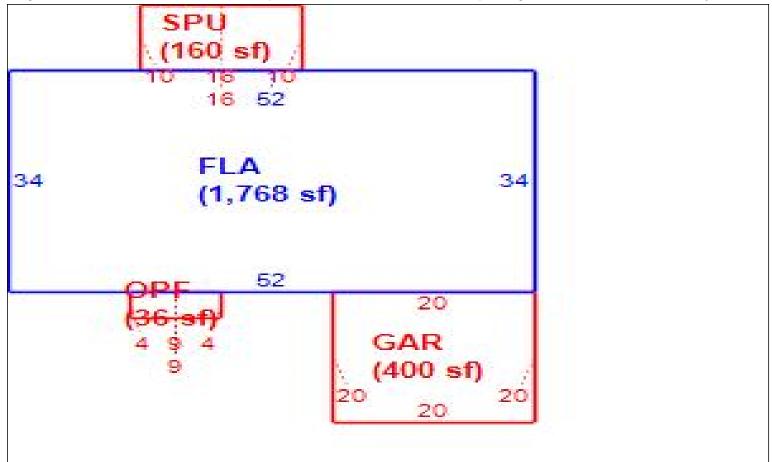
Last Inspection PJF 01-24-201

Legal Description

MINNEOLA, OAK VALLEY PHASE IB SUB LOT 156 PB 43 PGS 76-77 ORB 6182 PG 759

Lan	and 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					JV/Mkt 0	1		Tota	l Adj JV/Mk	t		79,910		
Classified Acres 0 Classified JV/Mkt 7					Classified JV/Mkt 79	79,910 Classified Adj JV/Mkt (				0				

Sketch Bldg 1 of 1 Replacement Cost 232,800 Deprec Bldg Value 225,816 Multi Story Sec 1



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,768	1,768	1768	Effective Area	1768	l			-
GAR	GARAGE FINISH	0	400	0	Base Rate	109.04	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	232.800	Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	160	0	•	- ,	Quality Oraco	070	rian Batrio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00			• •	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,768	2,364	1,768	Building RCNLD	225,816	Roof Cover	3	Type AC	03

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

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

2024-0553 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

	Miscellaneous Features														
	Miscellaneous Features *Only the first 10 records are reflected below														
			Oil	ny une misc	io recorus a	ire renecteu	Delow								
Code	Desci	ription	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
	Building Permits														
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amount	t Type		Description	n	Review Date	CO Date					
	44 00040	00 40 0044	10.00.0011	1			EDI (7) 0 EV	T D O O D	10 00 0011						

	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 Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023089686 2022141021	6182 6044	0759 0432	07-19-2023 10-21-2022	WD WD	Q Q	01 01	I	380,000 350,000	002 039	WIDOW HOMESTEAD	2024 2024	5000 25000
2022032823 5912 0600 02-15-2022 WD U 37 I 2297 0541 11-20-2002 WD Q Q I 2058 1955 01-17-2002 WD U M V						345,300 141,300 67,500	059	ADDITIONAL HOMESTEAD	2024	25000		
									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 2024-0553 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of

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

Current Owner

HARRIS CHASE & JACY

MINNEOLA FL 34715

Legal Description

1200 OAK LEAF CT

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

Lan	d 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						<u> </u>	Tota	d Adj JV/Mk	ct		79,910	
Classified Acres 0 Classified JV/Mkt					79,910		Classifie	d Adj JV/Mk	ct	•	0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 240,386 Deprec Bldg Value 233,174 Multi Story 0

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,825	1,825	1825	Effective Area	1825			E !! D !!	
GAR	GARAGE FINISH	0	400	0	Base Rate	108.90	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	22	0	Building RCN	240.386	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	U	200	U	Condition	EX				•
					% Good	97.00	Wall Type	03	Heat Type	6
					-	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	1 Gariagion	3	Поріассо	١
	TOTALS	1,825	2,447	1,825	Building RCNLD	233,174	Roof Cover	3	Type AC	03

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

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0553 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

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Code		Descrip	tion		Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	Value
	Permit ID   Issue Date   Comp Date						Building Permits Amount Type								
Roll Yea										1	Descri	ption	Review D	oate C	O Date
2004	95-03-02E	95-03-02B 02-24-2003 03-2			3-25-2	004	004 117,516			SFR					
				Sales In	form	ation						Evor	nptions		
Instru	ment No	Book	k/Page	Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
	110997	6208	1135	08-28-2		WD	Q	01	i i	369,000	039	HOMESTEA		2024	
	000077	5867	1026	12-08-2		QC	U	11		309,000	0.50	ADDITIONAL HOM		2024	
2022		4062	1923	08-10-2		WD	Ü	Ü	i	95,000					
		2340	1783	05-22-2	2003	WD	Q	Q	I	145,700					
		2231	1048	10-30-2	2002	TR	U	М	V	1					
												I	Total		50,000.00
													iotai		50,000.00

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

Value Summary

<sup>\*\*\*</sup>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.\*\*\*