

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3811297

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.

1. 194	COMPLETED	en grankoù lhea	ALME ADMOSTIME	NTEOARD (	(VAB)
Petition# 20	724-059	Gounty Lake	. Т	ax year <b>2024</b>	Date received 9./2.24
	¥41,	COMPLETED BY		} *	
PART 1. Taxpay	er Information	4 1 1 1		• •	
	IV_HOME; THR Florida, L	P		Ryan, LLC c/c	Robert Peyton
Mailing address	Ryan, LLC		Parcel ID and	0722261705	-000-10400
for notices	16220 North Scott Scottsdale, AZ 85		physical address or TPP account #	407 Gentle l	
Phone <b>954-740-6</b>			Email	ResidentialA	appeals@ryan.com
The standard way	to receive information	n is by US mail. If possi	ole, I prefer to recei		·····
☐ I am filing this		tion deadline. I have att			
I will not attend your evidence evidence. The	the hearing but would to the value adjustme VAB or special magis	d like my evidence consid nt board clerk. Florida law strate ruling will occur un	allows the property der the same statute	appraiser to cro ory guidelines a	ust submit duplicate copies of oss examine or object to your as if you were present.)
		ndustrial and miscellane	_	_	Historic, commercial or nonprofit
☐ Commercial	☐ Res. 5+ units ☐ A	Agricultural or classified use		dacreage 🗌	Business machinery, equipment
PART 2. Reason	n for Petition	Check one. If more that	an one, file a separ	rate petition.	
Real property  Denial of class		decrease 🗌 increase	☐ Denial of exe	mption Select	or enter type:
Tangible persor return required	ot substantially comp	ou must have timely file .034, F.S.))	(Include a da d a∐Qualifying impr	te-stamped co ovement (s. 193 control (s. 193.	nption or classification py of application.) 3.1555(5), F.S.) or change of 155(3), 193.1554(5), or
determinatio  5 Enter the tim	on that they are subst be (in minutes) you thi		011(3)(e), (f), and (c our case. Most hear	g), F.S.) ings take 15 mi	erty appraiser's inutes. The VAB is not bound the time needed for the entire
	s or I will not be avai	lable to attend on specif	c dates. I have atta	ched a list of d	lates.
evidence directly appraiser's evider	to the property apprance. At the hearing, y	ou have the right to hav	ore the hearing and e witnesses sworn.	d make a writte	en request for the property
of your property re information redact	ecord card containing	g information relevant to rty appraiser receives th	the computation of	your current a	e property appraiser a copy ssessment, with confidential nd the property record card

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 without attaching a completed power of attorney or authorization from the taxpayer is required for access collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Si	gnature	1.5
Complete part 4 if you are the taxpayer's or an affiliated entirepresentatives.	ty's employee or you are one of the	following licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliate	ed entity)
	(taxpayor or arranmate	ou onacy).
A Florida Bar licensed attorney (Florida Bar number		RD6182
A Florida real estate appraiser licensed under Chapter 4		r ————).
A Florida real estate broker licensed under Chapter 475,		).
A Florida certified public accountant licensed under Chap	•	
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential info	ormation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fili under s. 194.011(3)(h), Florida Statutes, and that I have rea	ng this petition and of becoming an	agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	c (4.36)	
Complete part 5 if you are an authorized representative not I		
I am a compensated representative not acting as one of AND (check one)	the licensed representatives or emp	loyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR  the taxpa	ayer's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is rappraiser or tax collector.	required for access to confidential in	formation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194:0110 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŀ	2024-0593		Alternate Ke	ey: <b>3811297</b>	Parcel I	D: <b>07-22-26-17</b> 0	5-000-10400
Petitioner Name	Robert	Peyton, Rya	n LLC	Duan antu	407 OFNITI	- DD	Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Re	cord Taxı	payer's agent	Property		LE BREEZE DR INEOLA	<sup>1</sup>	
Other, Explain:				Address	IVIIIN	INEULA		
Owner Name	TH	R FLORIDA	LP	Value from	Value hefor	e Board Actio	n	
			•	TRIM Notice		Value presented by Prop App		Board Action
1. Just Value, red	nuired			\$ 386,5	15 \$	\$ 386,51		
2. Assessed or c		lue *if annli	cable	\$ 295,79		295,79		
3. Exempt value,			Cabic	\$ -		200,70	,,,,	
4. Taxable Value,				\$ 295,79	90 \$	295,79	20	
*All values entered		ty tavable va	luos School an				,0	
All values efficiel	a siloulu be court	ту тахаыс уа	ides, Scribbi ari	u otner taxing	authority values	iliay ulli <del>e</del> i.		
Last Sale Date		Pric	e:		Arm's Length	Distressed	BookF	Page
ITEM	Subje	ect	Compar	able #1	Compara	able #2	Compara	ble #3
AK#	38112		3797		3811		38159	
Address	407 GENTLE B	REEZE DR	243 GENTLE	BREEZE DR	423 GENTLE	BREEZE DR	129 GENTLE E	BREEZE DR
	MINNE	OLA	MINNE		MINNE		MINNE	
Proximity			0.21 N		0.06 N		0.45 N	
Sales Price			\$385,		\$410,		\$439,000 -15%	
Cost of Sale			-15		-15			
Time Adjust			4.40 \$344,		3.20 \$361,		3.20 \$387,1	
Adjusted Sale \$/SF FLA	\$213.66	ner SE	\$186.05		\$188.05		\$201.35	
Sale Date	Ψ213.00	oci oi	1/31/2	•	4/14/2		4/20/2	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Torrito or Galo			ت ت		ے ح		<u> </u>	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,809		1,850	-2050	1,923	-5700	1,923	-5700
Year Built	2004		2003		2003		2003	
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good		Good		Good		Good	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	Yes		Yes		Yes		Yes	
Porches	Yes		Yes	0	Yes		Yes	0
Pool Fireplace	N 0		N 0	0 0	N 0	0	N 0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	None		None	<del>                                     </del>	None	<del>                                     </del>	None	
Site Size	Lot		Lot		Lot		Lot	
	Location Sub		Sub		Sub		Sub	
View	Water		Water		Water		Water	
			-Net Adj. 0.6%	-2050	-Net Adj. 1.6%	-5700	-Net Adj. 1.5%	-5700
			Gross Adj. 0.6%	-	Gross Adj. 1.6%	5700	Gross Adj. 1.5%	5700
4 !! 6 ! - :	Market Value	\$386,515	Adj Market Value	\$342,140	Adj Market Value	\$355,920	Adj Market Value	\$381,498
Adj. Sales Price	Value per SF	213.66		· · · · · · · · · · · · · · · · · · ·				

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.

- Describe Subject
   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:	DATE	

2024-0593 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3811301	423 GENTLE BREEZE DR MINNEOLA	0.06
2	Comp 3 3815972		129 GENTLE BREEZE DR MINNEOLA	0.45
3	Comp 1	3797278	243 GENTLE BREEZE DR MINNEOLA	0.21
4	Subject 3811297		407 GENTLE BREEZE DR MINNEOLA	-
5				
6				
7				
8				

### Alternate Key 3811297

Parcel ID 07-22-26-1705-000-10400

Current Owner

THR 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

2024-0593 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 407 GENTLE BREEZE DR

MINNEOLA FL 34715 00MI **NBHD** 0583

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

QUAIL VALLEY PHASE II PB 47 PG 1-4 LOT 104 ORB 4554 PG 555 ORB 5025 PG 1989

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office			Factor	Factor	Factor	Factor	Class vai	Value
1	0103	0	0		1.00	LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250
	Total Acres 0.00 JV/Mkt					1kt 0			Tota	i Adj JV/Mk	ct		131,250
	Classified Acres 0 Classified JV/Mk						1,250		Classified	d Adj JV/Mk	ct		0
							Sketch						

Bldg 1 1 of 1 Replacement Cost 263,160 Deprec Bldg Value 255,265 Multi Story 0 Sec OPE FLA (1,809 sf) OPF (40 sf) GCF (441 sf)

	Building S	Sub Areas			Building Valuation		Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,809	1,809	1809	Effective Area	1809	No Charica		Cull Datha		
_	GARAGE FINISH	0	441	0	Base Rate	118.23	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	333	0	Building RCN	263,160	Quality Grade	690	Half Baths	0	
					Condition	EX	Wall Type	01	Heat Type	6	
					% Good	97.00	,,	01	,,	١ ٠	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,809	2,583	1,809	Building RCNLD	255,265	Roof Cover	3	Type AC	03	

Alternate Key 3811297 Parcel ID 07-22-26-1705-000-10400

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

2024-0593 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID Review Date CO Date Issue Date Comp Date Amount Туре Description SFR 3BED 2BA 123-04-02BEP 122,668 01-29-2004 07-13-2004 0000 2005 Sales Information Exemptions Book/Page Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price

instrument No	DOOK	raye	Sale Date	111511	Q/U	Code	vac/imp	Sale File	Code	Description	i eai	Amount
2017120619	5025	1989	11-09-2017	WD	U	М	Ī	100				
	4554	0555	11-12-2014	WD	U	M	1	100				
	4272	2246	01-16-2013	CT	U	U	1	111,500				
	2605	1378	06-24-2004	WD	Q	Q	1	176,600				
	2400	0273	08-27-2003	WD	U	M	V	1				
										Total		0.00
						Val	ue Summ	ary				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
131,250	255,265	0	386,515	90725	295790	0.00	295790	386515	275,351

<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 3797278 Parcel ID 07-22-26-1700-000-00500

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

2024-0593 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 243 GENTLE BREEZE DR

MINNEOLA FL 34715 00MI NBHD 0583

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Current Owner

CROUP SAMUEL L & DONNA E 243 GENTLE BREEZE DR MINNEOLA 34715

Legal Description

MINNEOLA, QUAIL VALLEY PHASE 1 SUB LOT 5 PB 44 PG 36-38 ORB 6088 PG 679

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	0103	0	0		1.00	1.00 LT		0.0000	1.75	1.000	1.000	0	131,250
		Total A		0.00	JV/M					l Adj JV/MI			131,250
	Classified Acres 0				Classified JV/Mkt 131,250				Classified	d Adj JV/MI		0	

Sketch

Bldg 1 1 of 1 275,863 Deprec Bldg Value 267,587 Multi Story 0 Sec Replacement Cost FLA (204 sf) 12 SPF (120 sf) FLA (1,646 sf) (50 sf) GCF (400 sf)

	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	1,850	1,850	1850	Effective Area	1850			- " - "	
GAR	GARAGE FINISH	0	400	Λ.	Base Rate	124.02	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	50	0	Building RCN	275,863	Quality Grade	690	Half Baths	0
SPF	SCREEN PORCH FINIS	0	120	0	Condition	EX		000		Ŭ
					-		Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	l odridation	3	Періассэ	١
	TOTALS	1,850	2,420	1,850	Building RCNLD	267,587	Roof Cover	3	Type AC	03

Alternate Key 3797278 Parcel ID 07-22-26-1700-000-00500

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

2024-0593 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

			on rear	2027 36	atus. A									
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
								1						
								1						
								1						

			Build	ing Perr	nits		
Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
VALU 193-06-05	01-01-2009 04-12-2006	05-13-2010 12-01-2006	1 17,500		CK VAL FOR OWNER AND ALL OF SUB ADDN	03-30-2010 12-01-2006	
202-03-03B	03-26-2003	10-16-2003	123,928	0000	SFR		
1	/ALU 193-06-05	/ALU 01-01-2009 93-06-05 04-12-2006	/ALU 01-01-2009 05-13-2010 93-06-05 04-12-2006 12-01-2006	Permit ID         Issue Date         Comp Date         Amount           /ALU         01-01-2009         05-13-2010         1           93-06-05         04-12-2006         12-01-2006         17,500	Permit ID         Issue Date         Comp Date         Amount         Type           /ALU         01-01-2009         05-13-2010         1         0000           93-06-05         04-12-2006         12-01-2006         17,500         0000	Permit ID         Issue Date         Comp Date         Amount         Type         Description           /ALU         01-01-2009         05-13-2010         1         0000         CK VAL FOR OWNER AND ALL OF SUB           93-06-05         04-12-2006         12-01-2006         17,500         0000         ADDN	Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date           /ALU         01-01-2009         05-13-2010         1         0000         CK VAL FOR OWNER AND ALL OF SUB         03-30-2010           193-06-05         04-12-2006         12-01-2006         17,500         0000         ADDN         12-01-2006

2023012914 6088 0679 01-31-2023 WD Q 01 I 385,000 059 ADDITIONAL HOMESTEAD 2024 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				Sales Inform	ation						Exemptions				
2389 0860 08-15-2003 WD Q Q I 162,800 352,000 059 ADDITIONAL HOMESTEAD 2024 2	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
	2023012914	2389 0860 08-15-2003 WD Q Q I 162,800 059 ADDITIONAL HOMESTEAD													
Total 50,00											Total		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
131.250	267.587	0	398.837	0	213507	50.000.00	163507	188507	285.358

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#### Alternate Key 3811301 Parcel ID 07-22-26-1705-000-10800

Current Owner

BAILEY THOMAS J & HEATHER

423 GENTLE BREEZE DR

MINNEOLA 34715

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

2024-0593 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 423 GENTLE BREEZE DR

MINNEOLA 00MI

FL 34715 NBHD 0583

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection PJF 01-01-202

Legal Description

QUAIL VALLEY PHASE II PB 47 PG 1-4 LOT 108 ORB 6128 PG 1540

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	0103	0	0		1.00 LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250
		Total A	cres	0.00	JV/Mkt	0		Tota	Adj JV/Mk	t		131,250
	Classified Acres 0 Classified JV/Mkt 131,250 Classified Adj JV/Mkt 0											
						Sketch						

Bldg 1 1 of 1 Replacement Cost 287,589 Deprec Bldg Value 278,961 Multi Story 0 Sec SPU (312 sf) OPF (121 sf) FLA (1,923 sf) GCF (400 sf) OPE

	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	1,923	1,923	1923	Effective Area	1923	l			-
GAR	GARAGE FINISH	0	400	0		123.80	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	169	0	Building RCN	287,589	Quality Grade	690	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	312	0		,	Quality Orace	090	riali Datiis	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,923	2,804	1,923	Building RCNLD	278,961	Roof Cover	3	Type AC	03

Alternate Key 3811301 Parcel ID 07-22-26-1705-000-10800

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

2024-0593 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

			*On	Miscella ly the first 10 re			below			
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Builo	ling Peri	mits				
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date
2014 2007 2004	228-13-07 0096-06-03 510-03-08B	07-03-2013 03-06-2006 08-15-2003	12-19-2013 12-07-2006 03-19-2004	2,400 1,100 124,880	0000	ALUM SCRI PATIO SFR	N PORCH		12-19-2013 12-07-2006	
		Sale	es Information					Exen	nptions	

			Sales Informa	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023045983 6128 1540 04-14-2023 WD Q 01 I 410,000 182,400 0273 08-27-2003 WD U M V 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
131,250	278,961	0	410,211	0	410211	0.00	410211	410211	294,758

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#### Alternate Key 3815972 Parcel ID 07-22-26-1710-000-18300

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

2024-0593 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 129 GENTLE BREEZE DR

Mill Group

MINNEOLA FL 34715 00MI NBHD 0583

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Current Owner

CONDRON JOHN R JR & LAURA DONALD 129 GENTLE BREEZE DR

MINNEOLA 34715

Legal Description

MINNEOLA, QUAIL VALLEY PHASE III SUB LOT 183 PB 48 PG 71-72 ORB 6129 PG 2087

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	0103	0	0	, ruj	1.00 L7	Т			1.75	1.000	1.000	0	131,250
		Total A		0.00	JV/Mkt					l I Adj JV/Mk			131,250
Classified Acres 0 Classified JV/Mkt 131,250 Classified Adj JV/Mkt 0													

Sketch Bldg 1 1 of 1 288,770 Deprec Bldg Value 280,107 Multi Story 0 Sec Replacement Cost CAN (64 sf) SPU (408 sf) OPF (121 sf) FLA (1,923 sf) 13 GCF (400 sf) OPF

	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,923	1,923	1923	Effective Area	1923				
-	GARAGE FINISH	0	400	0	Base Rate	123.80	No Stories	1.00	Full Baths	2
1	OPEN PORCH FINISHE	0	163	0	Building RCN	288.770	Quality Grade	690	Half Baths	0
PAT	PATIO UNCOVERED	0	64	0	•	/		000		١
SPU	SCREEN PORCH UNFIN	0	408	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				1
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,923	2,958	1,923	Building RCNLD	280,107	Roof Cover	3	Type AC	03

Alternate Key 3815972 Parcel ID 07-22-26-1710-000-18300

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

2024-0593 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Tom Town 2021 Ownstand														
Miscellaneous Features *Only the first 10 records are reflected below														
Code	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			
2014	342-13-09	09-24-2013	12-19-2013	7,811	0002	SCRN RM W/CONC SLAB	12-19-2013				
2013	SALE	01-01-2012	03-23-2013	. 1	0099	CHECK VALUES	02-01-2013				
2004	246-03-04B	04-07-2003	10-15-2003	124,880	0000	SFR					

Sales Information										Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023047007	6129	2087	04-20-2023	WD	Q	01	1	439,000	039	HOMESTEAD	2024		
	4245	0146	11-21-2012	WD	Q	Q	I	144,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4206	0727	08-28-2012	CT	U	U	1	97,400					
	4127	2290	01-17-2012	CT	U	U	1	100					
	4120	2145	01-17-2012	CT	Įυ	U	l I	100					
									Total 50,000			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
131 250	280 107	0	411 357	0	411357	50 000 00	361357	386357	295 761

<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.\*\*\*