



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes *3811300*

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0594</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2017-2 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0722261705-000-10700 419 Gentle Breeze Dr</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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.)			
Type of Property <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			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert I. 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

Petition # 2024-0594	Alternate Key: 3811300	Parcel ID: 07-22-26-1705-000-10700
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 419 GENTLE BREEZE DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 383,600	\$ 383,600
2. Assessed or classified use value, *if applicable	\$ 289,350	\$ 289,350
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 289,350	\$ 289,350

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3811300	3819130	3815972	3811301
Address	419 GENTLE BREEZE DR MINNEOLA	748 CHERRY LAUREL ST MINNEOLA	129 GENTLE BREEZE DR MINNEOLA	423 GENTLE BREEZE DR MINNEOLA
Proximity		0.31 Miles	0.18 Miles	0.02 Miles
Sales Price		\$323,000	\$439,000	\$410,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	3.20%	3.20%
Adjusted Sale		\$286,178	\$387,198	\$361,620
\$/SF FLA	\$224.85 per SF	\$240.49 per SF	\$201.35 per SF	\$188.05 per SF
Sale Date		3/15/2023	4/20/2023	4/14/2023
Terms of Sale		<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
Fla SF	1,706	1,190	25800	1,923	-10850	1,923	-10850
Year Built	2003	2004		2003		2003	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0	-2500	2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
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	None	None		None		None	
Site Size	XL Lot	Lot	10000	XL Lot		XL Lot	
Location	Sub	Sub		Sub		Sub	
View	Water	House	25000	Water		Water	
		Net Adj. 20.4%	58300	-Net Adj. 2.8%	-10850	-Net Adj. 3.0%	-10850
		Gross Adj. 22.1%	63300	Gross Adj. 2.8%	10850	Gross Adj. 3.0%	10850
Adj. Sales Price	Market Value \$383,600	Adj Market Value	\$344,478	Adj Market Value	\$376,348	Adj Market Value	\$350,770
	Value per SF 224.85						

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: 

DATE 

2024-0594 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3811300	419 GENTLE BREEZE DR MINNEOLA	-
2	Comp 3	3811301	423 GENTLE BREEZE DR MINNEOLA	0.02
3	Comp 2	3815972	129 GENTLE BREEZE DR MINNEOLA	0.18
4	Comp 1	3819130	748 CHERRY LAUREL ST MINNEOLA	0.31
5				
6				
7				
8				

Alternate Key 3811300
Parcel ID 07-22-26-1705-000-10700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0594 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

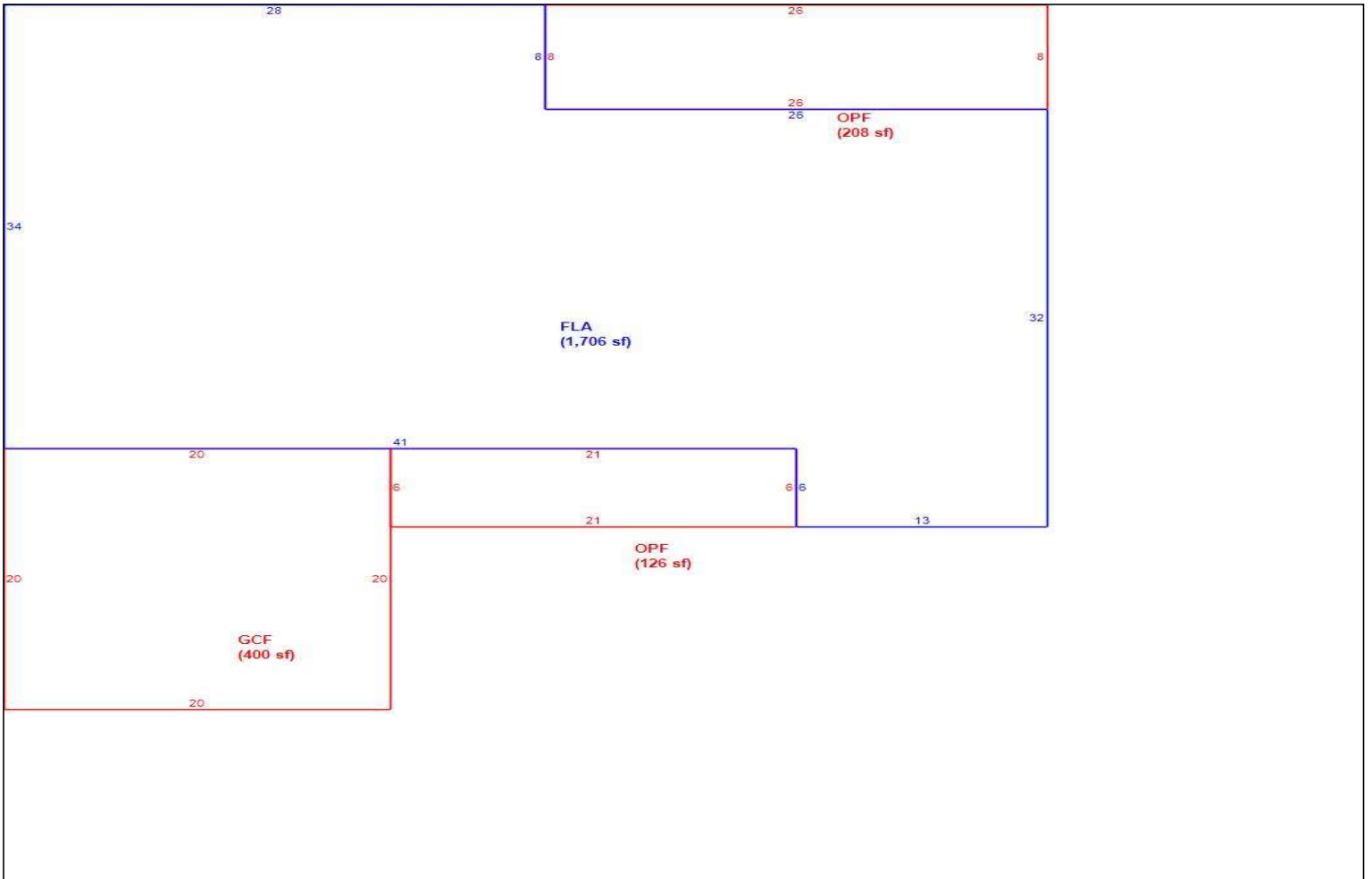
Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 419 GENTLE BREEZE DR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
QUAIL VALLEY PHASE II PB 47 PG 1-4 LOT 107 ORB 4554 PG 555 ORB 5025 PG 2026

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	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 0		Total Adj JV/Mkt		131,250				
Classified Acres		0		Classified JV/Mkt 131,250		Classified Adj JV/Mkt		0				

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 260,155 Deprec Bldg Value 252,350 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	1,706	1,706	1706	2003				
GAR	GARAGE FINISH	0	400	0	Effective Area	1706	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	334	0	Base Rate	124.47	Quality Grade	690	Half Baths 0
					Building RCN	260,155	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					Building RCNLD	252,350			

Alternate Key 3811300
 Parcel ID 07-22-26-1705-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0594 Subject
 PRC Run: 12/9/2024 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 2004	SALE 509-03-08B	01-01-2011 08-15-2003	03-28-2012 03-19-2004	1 116,032	0099 0000	CK VALU SFR	03-20-2012		

Sales Information								Exemptions			
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			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4290	2399	03-04-2013	WD	Q	Q	I	138,000			
	4123	2356	02-06-2012	WD	U	U	I	105,500			
	3455	1793	06-15-2007	WD	Q	Q	I	237,000			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
131,250	252,350	0	383,600	94250	289350	0.00	289350	383600	272,905	

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 3819130
Parcel ID 07-22-26-1716-000-33900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0594 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

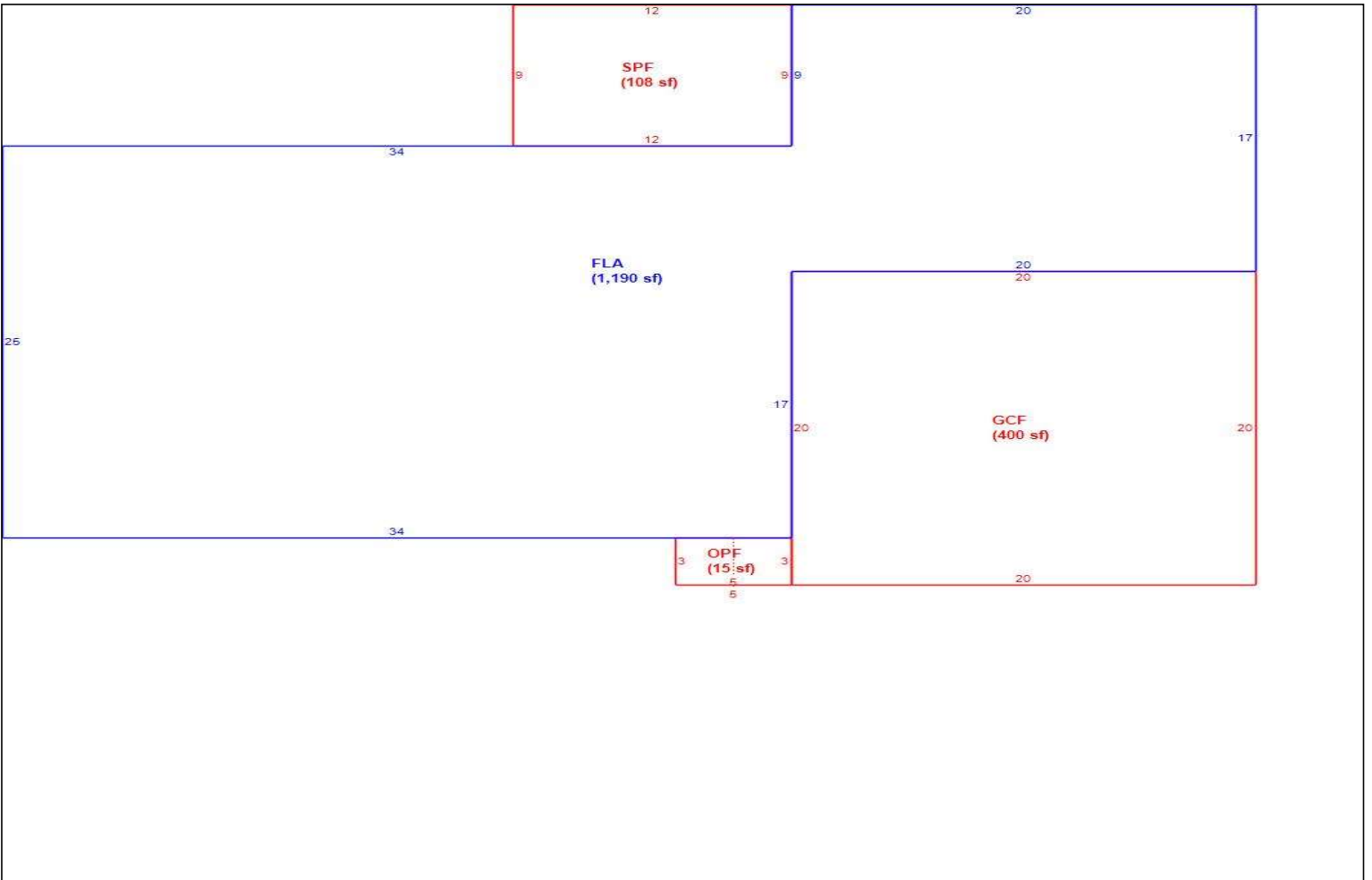
Current Owner		
LEIGHTY BONNIE		
748 CHERRY LAUREL ST		
MINNEOLA	FL	34715

Property Location		
Site Address 748 CHERRY LAUREL ST		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE V SUB LOT 339 PB 50 PG 1-2 ORB 6109 PG 1415

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	44,000.00	0.0000	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 198,079
		Deprec Bldg Value 192,137	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,190	1,190	1190	2004	1190	129.36	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0				Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	15	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	108	0				% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,190	1,713	1,190				Building RCNLD	192,137	Roof Cover	3
										Type AC	03

Alternate Key 3819130
 Parcel ID 07-22-26-1716-000-33900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0594 Comp 1
 PRC Run: 12/9/2024 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	
2005	703-03-11BEP	01-01-2004	07-08-2004	76,120	0000	SFR 748 CHERRY LAUREL ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023030813	6109 1415	03-15-2023	WD	Q	01	I	323,000	039	HOMESTEAD	2024	25000	
2018086842	5145 0803	07-25-2018	TR	Q	Q	I	175,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3835 2150	10-29-2009	WD	U	U	I	0					
	2534 0530	03-24-2004	WD	Q	Q	I	125,700					
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	
77,000	192,137	0	269,137	0	269137	50,000.00	219137	244137	219,985	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0594 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

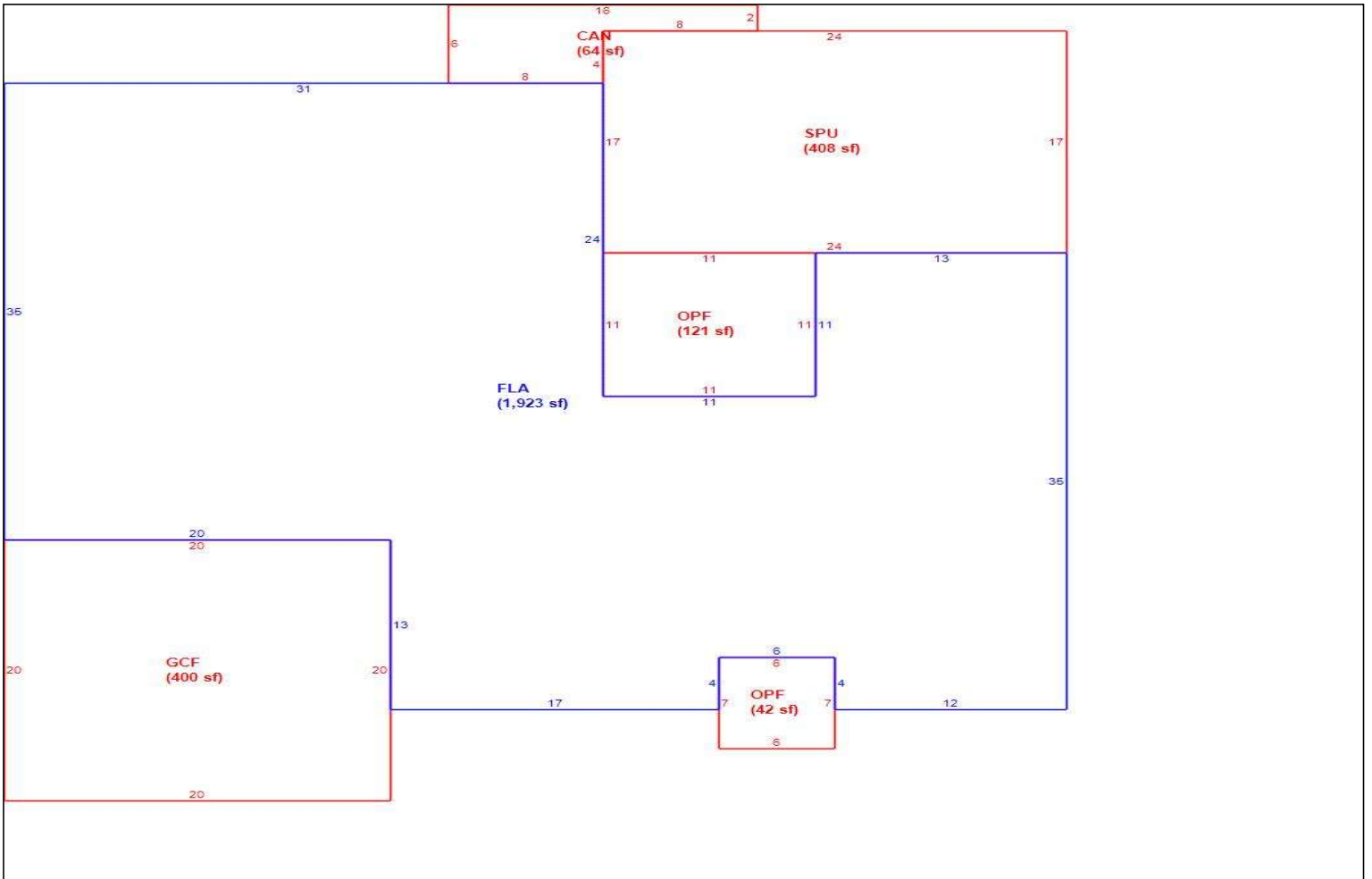
Current Owner		
COND RON JOHN R JR & LAURA DONALD		
129 GENTLE BREEZE DR		
MINNEOLA	FL	34715

Property Location		
Site Address 129 GENTLE BREEZE DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

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

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	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		0		Total Adj JV/Mkt		131,250		
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 288,770 Deprec Bldg Value 280,107 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,923	1,923	1923	2003	2003				
GAR	GARAGE FINISH	0	400	0	Effective Area	1923	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	163	0	Base Rate	123.80	Quality Grade	690	Half Baths	0
PAT	PATIO UNCOVERED	0	64	0	Building RCN	288,770	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	408	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,923	2,958	1,923	Building RCNLD	280,107				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0594 Comp 2
 PRC Run: 12/9/2024 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	
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	I	439,000	039	HOMESTEAD	2024	25000
	4245	0146	11-21-2012	WD	Q	Q	I	144,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4206	0727	08-28-2012	CT	U	U	I	97,400				
	4127	2290	01-17-2012	CT	U	U	I	100				
	4120	2145	01-17-2012	CT	U	U	I	100				
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	
131,250	280,107	0	411,357	0	411357	50,000.00	361357	386357	295,761	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0594 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

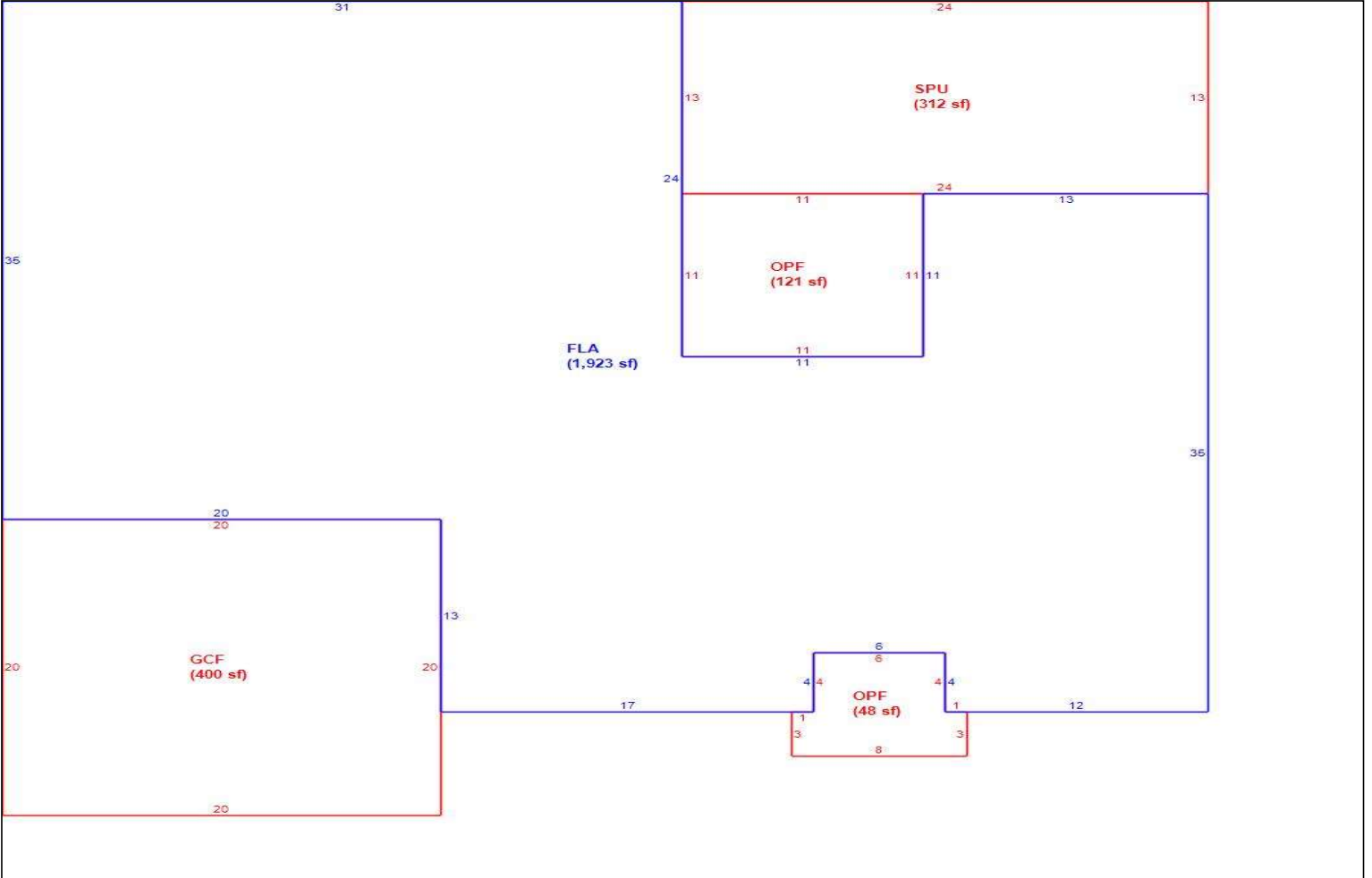
Current Owner		
BAILEY THOMAS J & HEATHER		
423 GENTLE BREEZE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 423 GENTLE BREEZE DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

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

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	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		0		Total Adj JV/Mkt		131,250		
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 287,589 Deprec Bldg Value 278,961 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	3
FLA	FINISHED LIVING AREA	1,923	1,923	1923	2003	1923	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		123.80	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	169	0		287,589	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	312	0		0	Foundation	3	Fireplaces	0
TOTALS		1,923	2,804	1,923		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

2024-0594 Comp 3
 PRC Run: 12/9/2024 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	
2014	228-13-07	07-03-2013	12-19-2013	2,400	0002	ALUM SCR N PORCH	12-19-2013		
2007	0096-06-03	03-06-2006	12-07-2006	1,100	0000	PATIO	12-07-2006		
2004	510-03-08B	08-15-2003	03-19-2004	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
2023045983	6128	1540	04-14-2023	WD	Q	01	I	410,000				
	2562	2187	04-30-2004	WD	Q	Q	I	182,400				
	2400	0273	08-27-2003	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	
131,250	278,961	0	410,211	0	410211	0.00	410211	410211	294,758	

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