



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3811341*

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>2024-0596</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; IH5 Property Florida, 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>0722261705-000-14800 416 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"/> 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

Petition # 2024-0596	Alternate Key: 3811341	Parcel ID: 07-22-26-1705-000-14800
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 416 GENTLE BREEZE DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH5 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 357,307	\$ 357,307
2. Assessed or classified use value, *if applicable	\$ 313,440	\$ 313,440
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 313,440	\$ 313,440

*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#	3811341	3682629	3804790	3804806
Address	416 GENTLE BREEZE DR MINNEOLA	455 WATERWOOD CT MINNEOLA	735 WESTVIEW DR MINNEOLA	704 WESTVIEW DR MINNEOLA
Proximity		0.90 Miles	0.95 Miles	0.90 Miles
Sales Price		\$435,000	\$425,000	\$455,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.20%	2.80%
Adjusted Sale		\$383,670	\$374,850	\$399,490
\$/SF FLA	\$183.89 per SF	\$183.05 per SF	\$176.98 per SF	\$194.78 per SF
Sale Date		4/20/2023	4/3/2023	5/4/2023
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	1,943	2,096	-7650	2,118	-8750	2,051	-5400
Year Built	2002	2012		2001		2002	
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		Yes		Yes	
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 2.0%	-7650	-Net Adj. 2.3%	-8750	-Net Adj. 6.4%	-25400
		Gross Adj. 2.0%	7650	Gross Adj. 2.3%	8750	Gross Adj. 6.4%	25400
Adj. Sales Price	Market Value \$357,307	Adj Market Value	\$376,020	Adj Market Value	\$366,100	Adj Market Value	\$374,090
	Value per SF 183.89						

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.

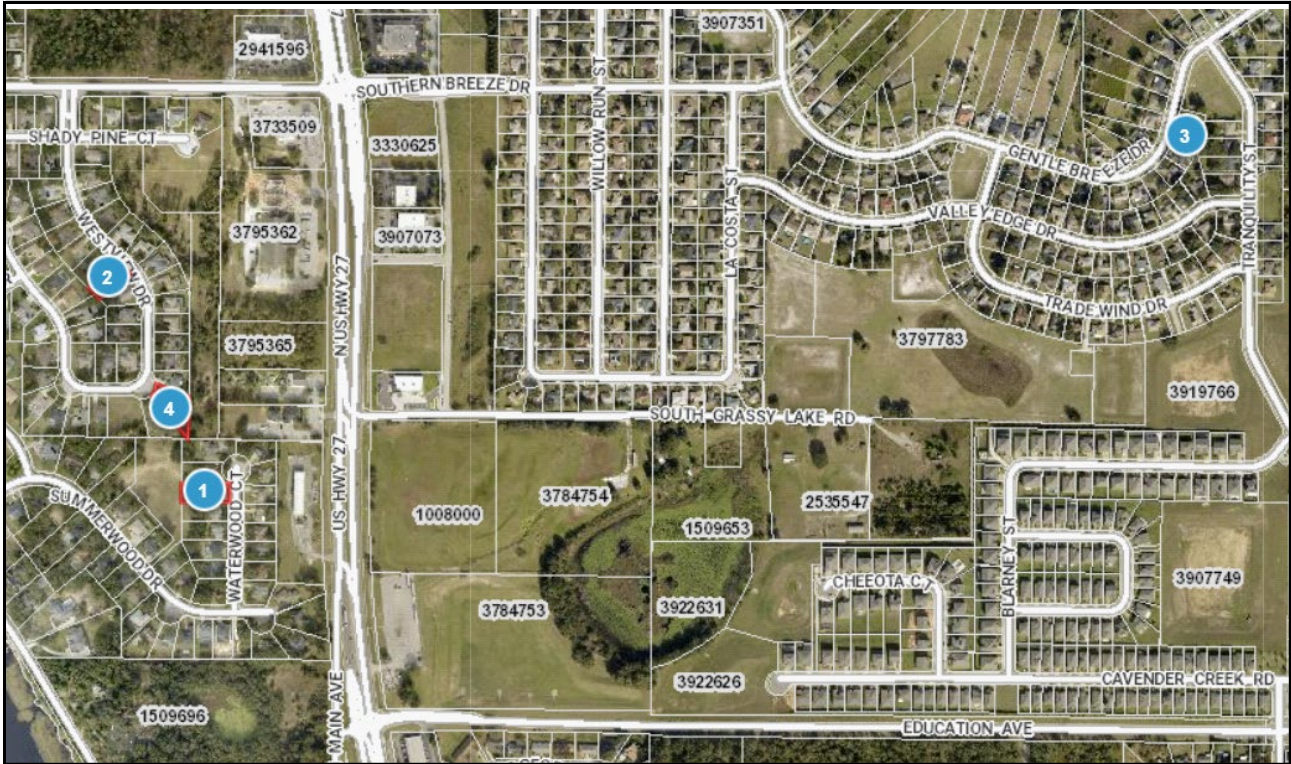
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-059€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3682629	455 WATERWOOD CT MINNEOLA	0.9
2	Comp 2	3804790	735 WESTVIEW DR MINNEOLA	0.95
3	Subject	3811341	416 GENTLE BREEZE DR MINNEOLA	-
4	Comp 3	3804806	704 WESTVIEW DR MINNEOLA	0.9
5				
6				
7				
8				

Alternate Key 3811341
 Parcel ID 07-22-26-1705-000-14800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0596 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

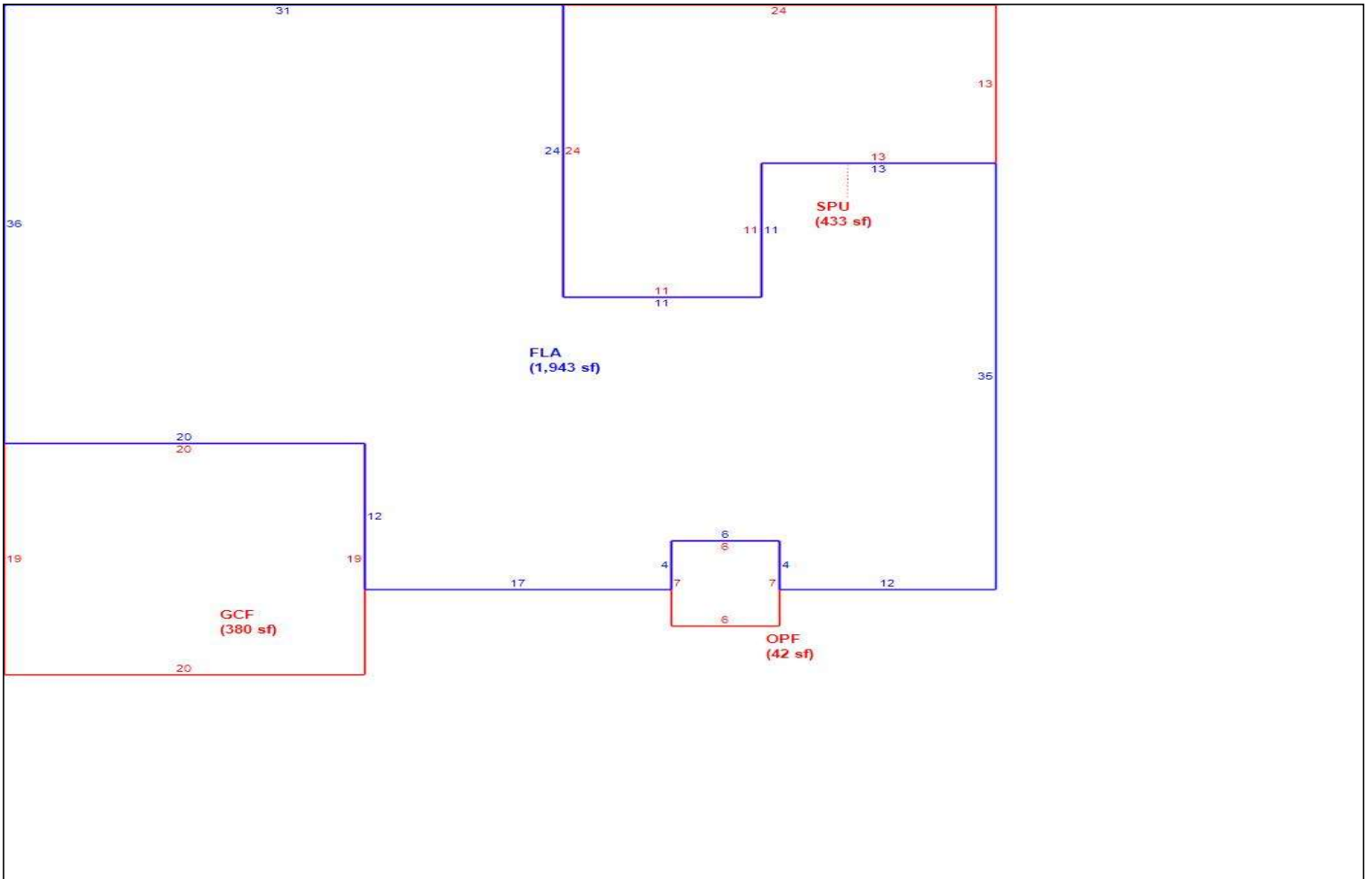
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 416 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 148 ORB 4631 PG 899

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 288,976
		Deprec Bldg Value	280,307
		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	1,943	1,943	1943	Effective Area	1943	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	123.74	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	288,976	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	433	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,943	2,798	1,943	Building RCNLD	280,307				

Alternate Key 3811341
Parcel ID 07-22-26-1705-000-14800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0596 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	
2007	SALE	01-01-2006	12-08-2006	1	0000	CHECK VALUES	12-08-2006		
2005	513-04-05B	05-27-2004	10-21-2004	3,125	0000	SCRN RM/SLAB-416 GENTLE BREEZE			
2003	269-02-06B	06-21-2002	03-14-2003	97,968	0000	SFR FOR 2003			
2003	HXNB	01-01-2002	03-14-2003	1	0000	FILED HX; OCCUPIED 10/30/02			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4631	0899	05-08-2015	WD	U	U	142,000					
	4568	2030	12-10-2014	CT	U	U	38,000					
	3171	1278	05-22-2006	WD	Q	Q	283,800					
	2201	0545	10-30-2002	WD	Q	Q	140,200					
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	
77,000	280,307	0	357,307	43867	313440	0.00	313440	357307	292,325	

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 3682629
 Parcel ID 07-22-26-2500-000-03000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0596 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
UBF1	UTILITY BLDG FINISHED	120.00	SF	5.00	2014	2014	600.00	77.50	465
DEC2	DECK - WOOD	410.00	SF	4.63	2019	2019	1898.00	84.00	1,594
PAV3	PAVING	590.00	SF	3.36	2019	2019	1982.00	84.00	1,665

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	0058-19-01	01-14-2019	03-30-2020	2,500	0003	DECK WOOD 500-900SF	03-30-2020		
2015	056-14-03	03-04-2014	07-22-2014	2,400	0003	SHED	07-22-2014		
2013	174-12-07	06-22-2012	10-24-2012	124,876	0001	SFR 3/2 455 WATERWOOD CT	10-24-2012		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023048218	6131	0682	04-20-2023	WD	Q	01	I	435,000	039	HOMESTEAD	2024	25000
2018038330	5089	1767	03-28-2018	WD	Q	Q	I	280,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4300	0308	03-15-2013	WD	Q	Q	I	200,000				
	4171	2335	06-06-2012	WD	Q	Q	V	25,000				
	3215	1380	07-14-2006	WD	U	U	V	133,000				
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	
111,550	254,522	3,724	369,796	0	116366	50,000.00	66366	91366	330,758	

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Alternate Key 3804790
Parcel ID 07-22-26-0800-000-00700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0596 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

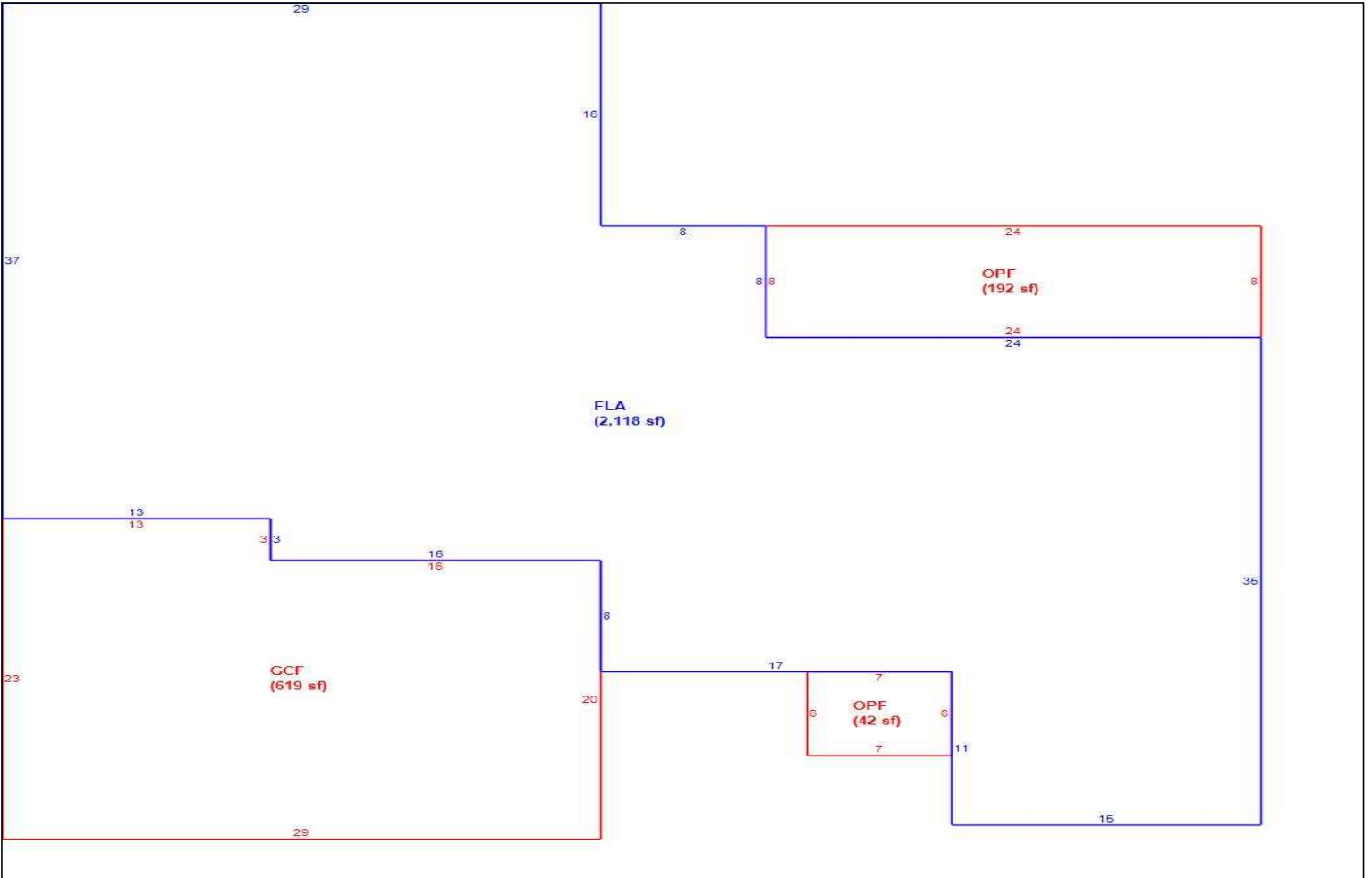
Current Owner			
COOPER NICOLE M			
735 WESTVIEW DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 735 WESTVIEW DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	1655
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGHLAND RIDGE PHASE I SUB LOT 7 PB 44 PGS 85-86 ORB 6123 PG 2116

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,000		
Classified Acres		0		Classified JV/Mkt		97,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 274,259
		Deprec Bldg Value	266,031
		Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,118	2,118	2118	Effective Area	2118	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	619	0	Base Rate	107.14	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	274,259	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		2,118	2,971	2,118	Building RCNLD	266,031				

Alternate Key 3804790
 Parcel ID 07-22-26-0800-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0596 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
2002	HXNB	01-01-2001	10-15-2001	1	0000	FILED HX; OCCUPIED 6/01		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023042053	6123	2116	04-03-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	3930	1017	07-15-2010	WD	U	U	I	120,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3898	2384	03-04-2010	WD	U	U	I	100				
	3878	1469	02-17-2010	CT	U	U	I	100				
	1971	1970	06-27-2001	WD	Q	Q	I	163,300				
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
97,000	266,031	0	363,031	0	363031	50,000.00	313031	338031	345,065

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Alternate Key 3804806
 Parcel ID 07-22-26-0800-000-02000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0596 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

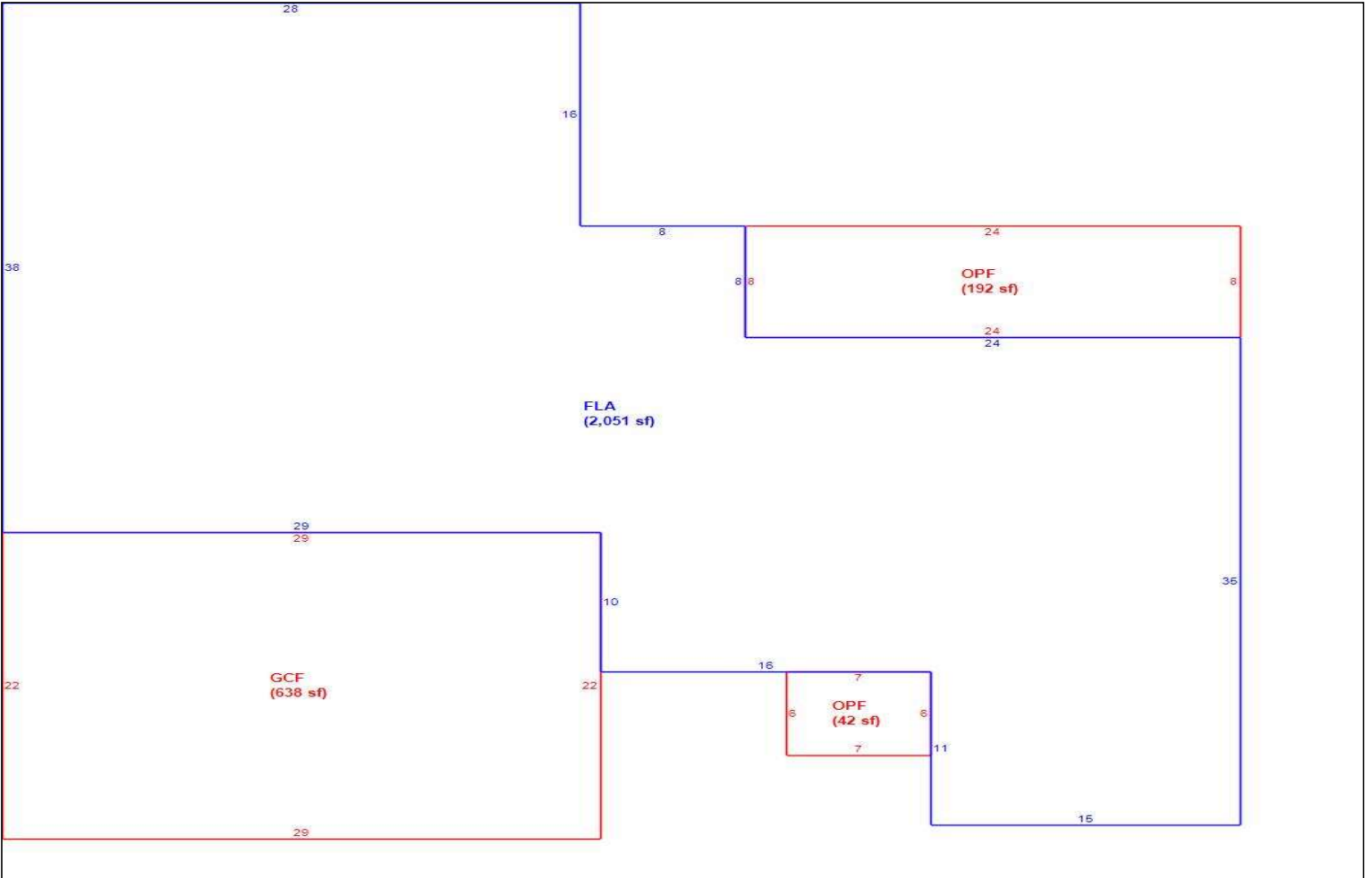
Current Owner		
MONROE AMBER & JEROMY		
704 WESTVIEW DR		
MINNEOLA	FL	34715

Property Location			
Site Address 704 WESTVIEW DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	1655
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGHLAND RIDGE PHASE I SUB LOT 20 PB 44 PGS 85-86 ORB 6137 PG 2398

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,000		
Classified Acres		0		Classified JV/Mkt		97,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 268,915	Deprec Bldg Value 260,848	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,051	2,051	2051	Effective Area	2051	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	638	0	Base Rate	107.86	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	268,915	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		2,051	2,923	2,051	Building RCNLD	260,848				

Alternate Key 3804806
 Parcel ID 07-22-26-0800-000-02000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0596 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
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	2002	2002	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	447.00	SF	5.38	2002	2002	2405.00	70.00	1,684
SEN2	SCREEN ENCLOSED STRUCTURE	1407.00	SF	3.50	2002	2002	4925.00	47.50	2,339

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	0103-19-02	02-13-2019	04-08-2020	17,850	0002	REPL WINDOWS 11	04-08-2020		
2003	258-02-06B	06-05-2002	02-18-2003	4,960	0000	24X33 SEN			
2003	0146-02-04B	04-02-2002	02-18-2003	16,000	0000	13X26 POOL			
2003	0022-02-01B	01-17-2002	02-18-2003	500	0000	RTN			
2003	00140201BEP	01-09-2002	02-18-2003	120,000	0000	SFR/704 WESTVIEW DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023053637	6137	2398	05-04-2023	WD	Q	01	I	455,000	039	HOMESTEAD	2024	25000
	4506	1957	07-22-2014	WD	U	U	I	179,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4506	1953	07-22-2014	WD	U	U	I	158,000				
	2779	1015	03-07-2005	WD	Q	Q	I	279,900				
	2133	0884	06-19-2002	WD	Q	Q	I	197,400				
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	
97,000	260,848	13,305	371,153	0	371153	50,000.00	321153	346153	353,524	

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