



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3806631*

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0598</i>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <i>9/22/24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; 2018-2 IH Borrower LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>0722261715-000-27500 701 La Costa St</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

**PART 3. Taxpayer Signature**

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

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

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

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

I am (check any box that applies):

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

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

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

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature.**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

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

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

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b>	<b>2024-0598</b>	Alternate Key: <b>3806631</b>	Parcel ID: <b>07-22-26-1715-000-27500</b>
<b>Petitioner Name</b>	Robert Peyton, Ryan LLC	<b>Property Address</b>	<b>701 LA COSTA ST MINNEOLA</b>
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	<b>2018-2 IH BORROWER LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>		\$ 308,275	\$ 308,275
<b>2. Assessed or classified use value, *if applicable</b>		\$ 261,760	\$ 261,760
<b>3. Exempt value, *enter "0" if none</b>		\$ -	
<b>4. Taxable Value, *required</b>		\$ 261,760	\$ 261,760

\*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#	3806631	3789172	3789429	3806637
Address	701 LA COSTA ST MINNEOLA	1125 WINDY BLUFF DR MINNEOLA	1114 BREEZY KNOLL ST MINNEOLA	734 WHISPER SOUND ST MINNEOLA
Proximity		0.50 Miles	0.87 Miles	0.06 Miles
Sales Price		\$346,900	\$397,000	\$345,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.00%	0.00%
Adjusted Sale		\$305,966	\$337,450	\$293,250
\$/SF FLA	\$201.22 per SF	\$187.48 per SF	\$253.91 per SF	\$216.10 per SF
Sale Date		4/3/2023	12/29/2023	12/14/2023
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	1,532	1,632	-5000	1,329	10150	1,357	8750
Year Built	2001	2003		2000		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	Y	-20000	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	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	Commercial		House		House	
		-Net Adj. 1.6%	-5000	-Net Adj. 2.9%	-9850	Net Adj. 3.0%	8750
		Gross Adj. 1.6%	5000	Gross Adj. 8.9%	30150	Gross Adj. 3.0%	8750
<b>Adj. Sales Price</b>	Market Value <b>\$308,275</b>	Adj Market Value	<b>\$300,966</b>	Adj Market Value	<b>\$327,600</b>	Adj Market Value	<b>\$302,000</b>
	Value per SF 201.22						

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.

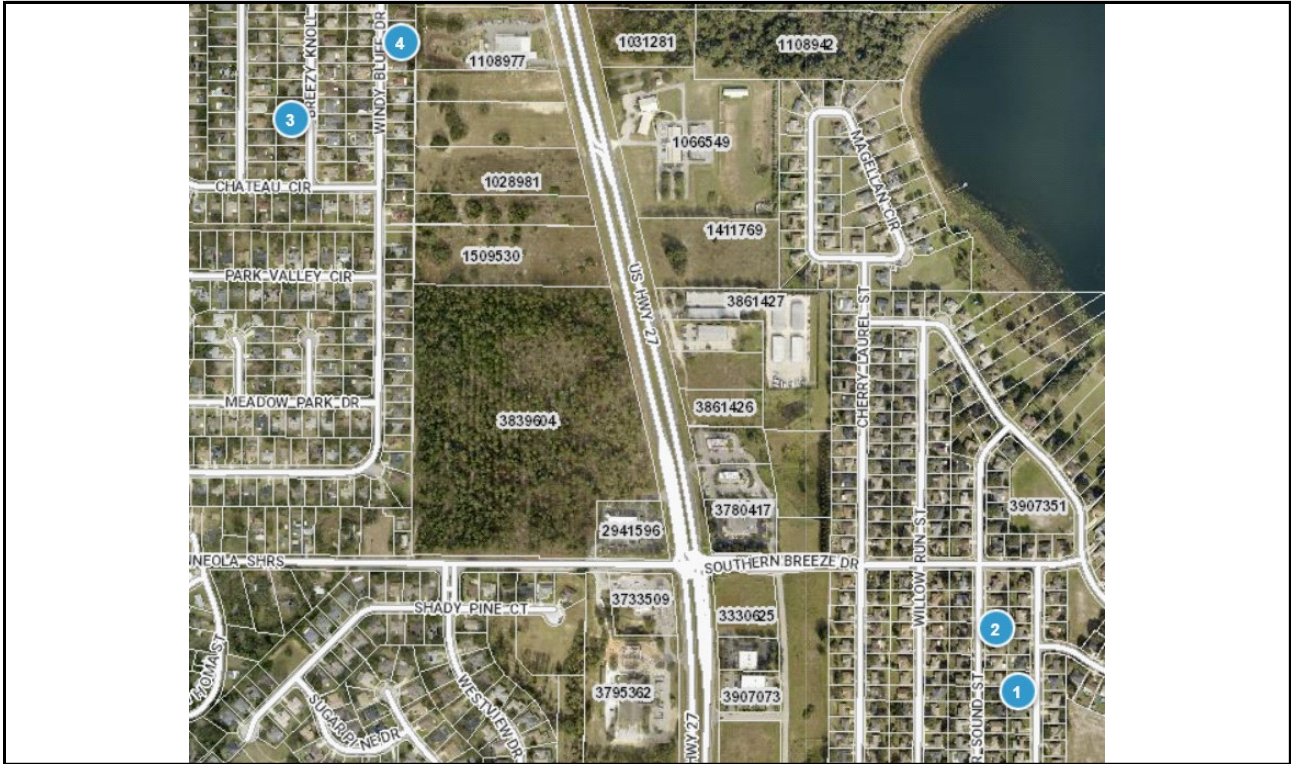
**DEPUTY:**

[Redacted]

**DATE**

[Redacted]

**2024-059E Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3806631	701 LA COSTA ST MINNEOLA	-
2	Comp 3	3806637	734 WHISPER SOUND ST MINNEOLA	0.06
3	Comp 2	3789429	1114 BREEZY KNOLL ST MINNEOLA	0.87
4	Comp 1	3789172	1125 WINDY BLUFF DR MINNEOLA	0.5
5				
6				
7				
8				

Alternate Key 3806631  
Parcel ID 07-22-26-1715-000-27500

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-0598 Subject  
PRC Run: 12/9/2024 By

Card # 1 of 1

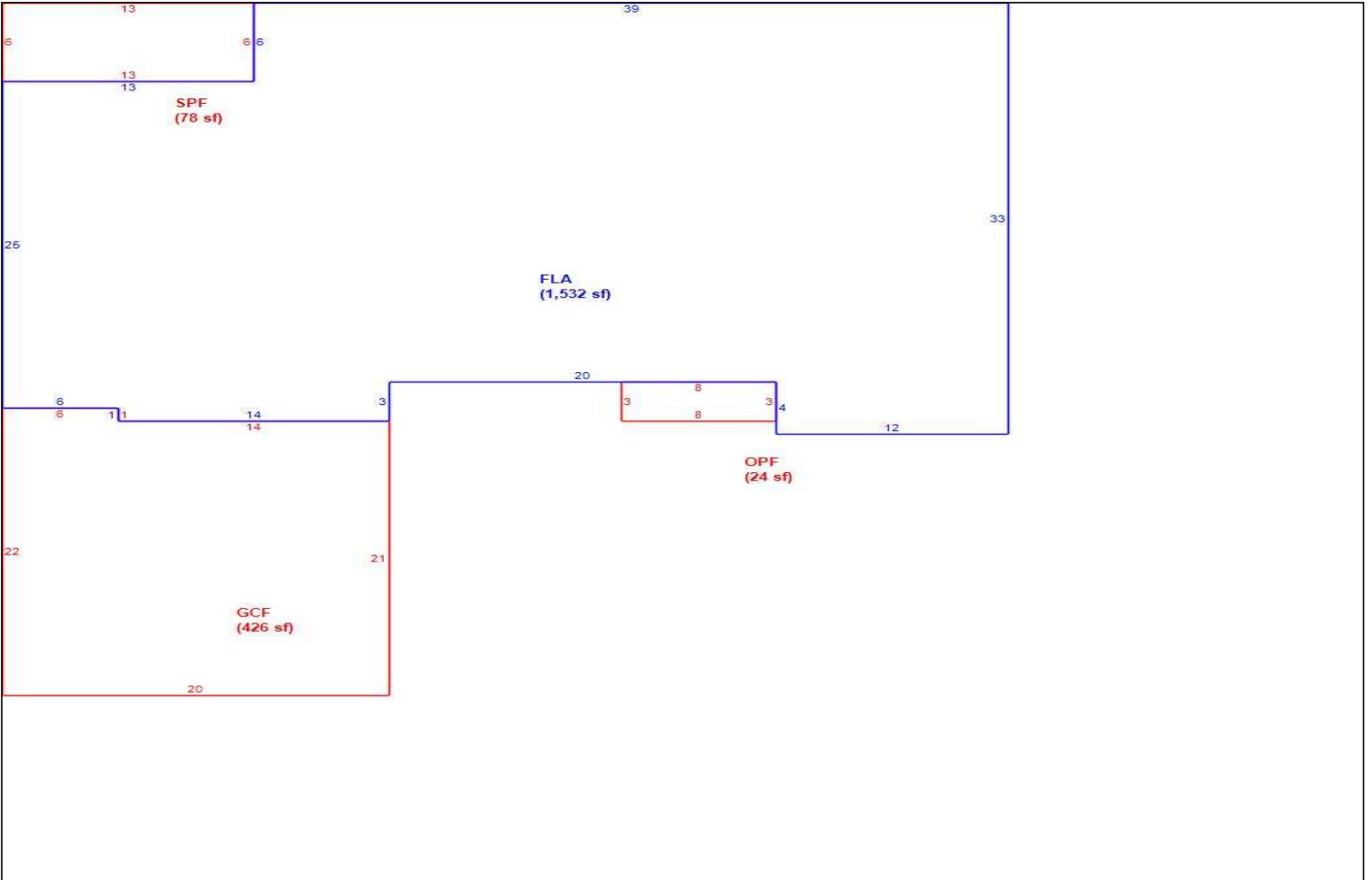
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 701 LA COSTA 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 IV SUB LOT 275 PB 45 PG 54-55 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

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 238,428	Deprec Bldg Value 231,275	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	1,532	1,532	1532	Effective Area	1532	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	426	0	Base Rate	126.06	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	238,428	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	78	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,532	2,060	1,532	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	231,275	Type AC	03		

Alternate Key 3806631  
 Parcel ID 07-22-26-1715-000-27500

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

2024-0598 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100				
	4649	2339	07-01-2015	MI	U	M	I	100				
	4614	0732	04-10-2015	WD	U	M	I	100				
	4327	0054	05-09-2013	CT	U	U	I	103,600				
	3371	2440	02-15-2007	WD	Q	Q	I	218,000				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
77,000	231,275	0	308,275	46515	261760	0.00	261760	308275	252,067	

\*\*\*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 3789172  
Parcel ID 01-22-25-1515-000-09700

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

2024-0598 Comp 1  
PRC Run: 12/9/2024 By

Card # 1 of 1

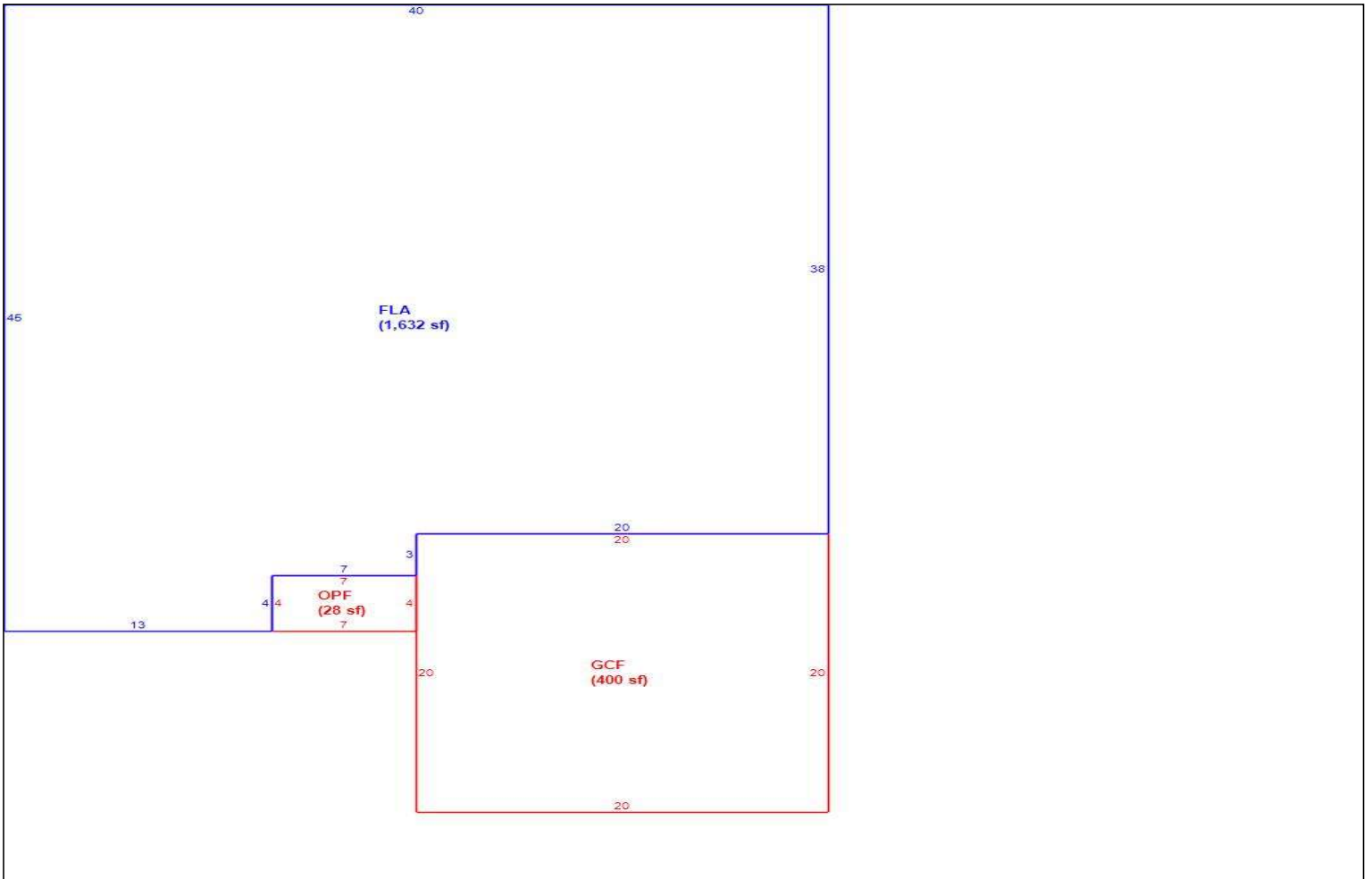
Current Owner		
DUPLER ANDREW J & MEGAN M CEBALLO		
1125 WINDY BLUFF DR		
MINNEOLA	FL	34715

Property Location		
Site Address 1125 WINDY BLUFF DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE 4 SUB LOT 97 PB 42 PG 83 ORB 6121 PG 19

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 216,615
		Deprec Bldg Value 210,117	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,632	1,632	1632	Effective Area	1632	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	109.41	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	216,615	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,632	2,060	1,632	Building RCNLD	210,117					



Alternate Key 3789172  
 Parcel ID 01-22-25-1515-000-09700

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

2024-0598 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	
2011	10-00201	08-24-2010	12-16-2010	35,000	0002	STABILIZE FOUNDATION	12-16-2010		
2007	SALE	01-01-2006	03-28-2007	1	0000	CHECK VALUES	03-28-2007		
2004	488-02-10B	01-01-2003	11-21-2003	115,400	0000	SFR FOR 04			
2003	488-02-10B	09-25-2002	02-04-2003	115,400	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023039659	6121	0019	04-03-2023	WD	Q	01	I	346,900	039	HOMESTEAD	2024	25000
2022151055	6055	1159	11-21-2022	CT	U	11	I	181,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3809	1453	12-05-2007	TR	U	U	I	100				
	3217	0591	07-14-2006	WD	Q	Q	I	235,000				
	2509	0303	02-11-2004	WD	U	U	I	0				
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	
79,910	210,117	0	290,027	0	290027	50,000.00	240027	265027	283,374	

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Alternate Key 3789429  
Parcel ID 01-22-25-1515-000-13700

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

2024-0598 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

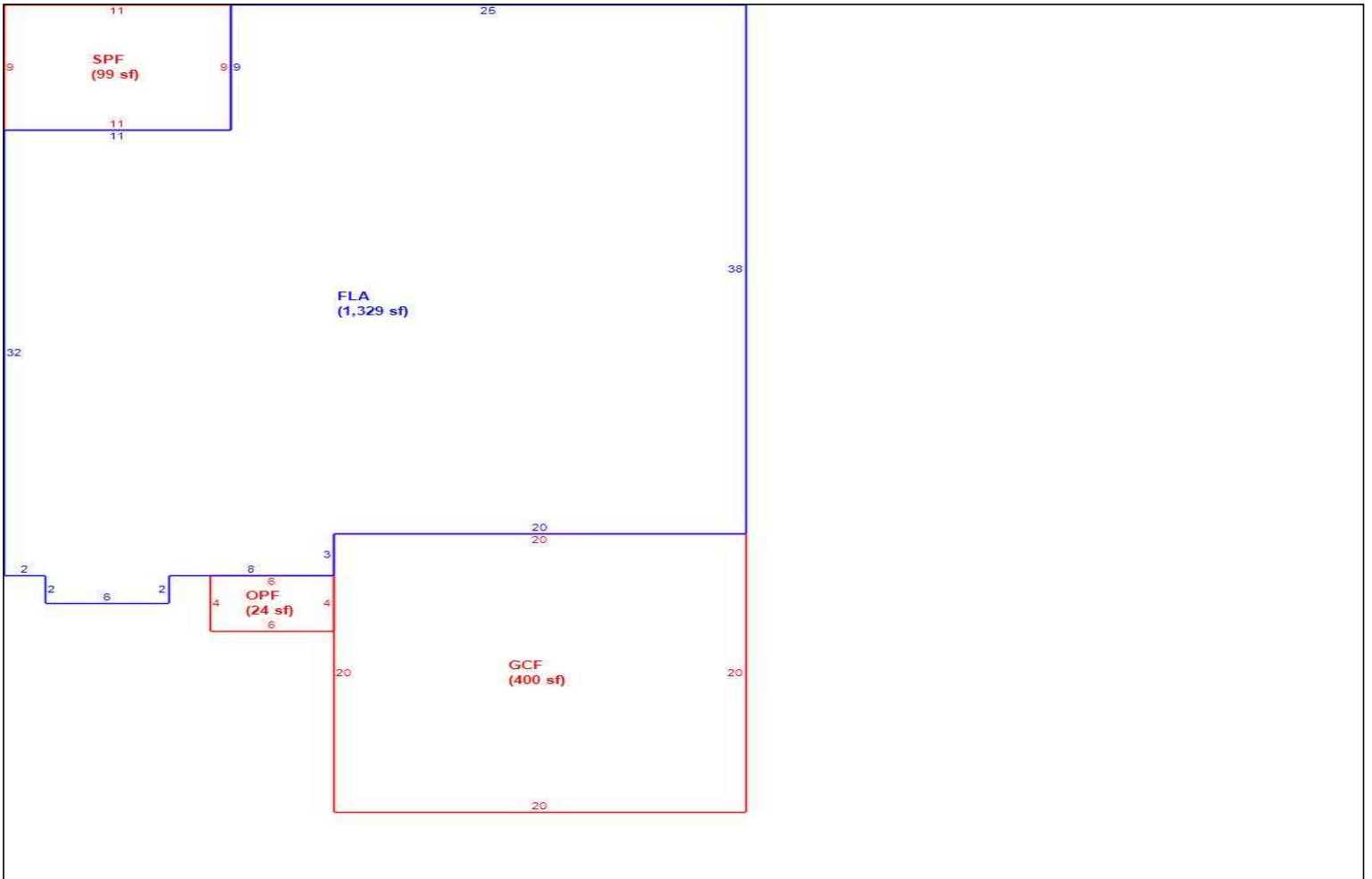
Current Owner		
DAUGHERITY JASON M & MELINDA C		
1114 BREEZY KNOLL ST		
MINNEOLA	FL	34715

Property Location		
Site Address 1114 BREEZY KNOLL ST		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0513
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-05-201

Legal Description
MINNEOLA OAK VALLEY PHASE 4 SUB LOT 137 PB 42 PG 83 ORB 6271 PG 545

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 189,163
		Deprec Bldg Value 183,488	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,329	1,329	1329	Effective Area	1329	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	113.00	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	189,163	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	99	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good			97.00	Functional Obsol			0	
		Building RCNLD			0	183,488	Roof Cover	3	Type AC	03
TOTALS		1,329	1,852	1,329						

Alternate Key 3789429  
 Parcel ID 01-22-25-1515-000-13700

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

2024-0598 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
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2007	2007	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	572.00	SF	5.38	2007	2007	3077.00	70.00	2,154
SEN2	SCREEN ENCLOSED STRUCTURE	1512.00	SF	3.50	2007	2007	5292.00	60.00	3,175

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	052-18-01	01-11-2018	02-05-2019	7,941	0002	REPL WINDOWS 13	02-05-2019		
2008	222-07-06	06-12-2007	10-24-2007	4,400	0000	SEN	10-24-2007		
2008	178-07-05	05-10-2007	10-24-2007	21,000	0000	POL NO HEAT	10-24-2007		
2007	SALE	01-01-2006	03-28-2007	1	0000	CHECK VALUES	03-28-2007		
2001	0020098	02-04-2000	07-26-2000	72,267	0000	SFR/1114 BREEZY KNOLL ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024005734	6271	0545	12-29-2023	WD	U	11	0	039	HOMESTEAD	2024	25000
2024003082	6268	0406	12-29-2023	WD	Q	01	397,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021168227	5851	0257	11-24-2021	WD	Q	01	355,000				
2019093525	5328	1292	06-06-2019	QC	U	U	100				
	3271	1351	09-22-2006	WD	Q	Q	225,000				
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	
79,910	183,488	11,874	275,272	0	275272	50,000.00	225272	250272	269,812	

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Alternate Key 3806637  
Parcel ID 07-22-26-1715-000-28100

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

2024-0598 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

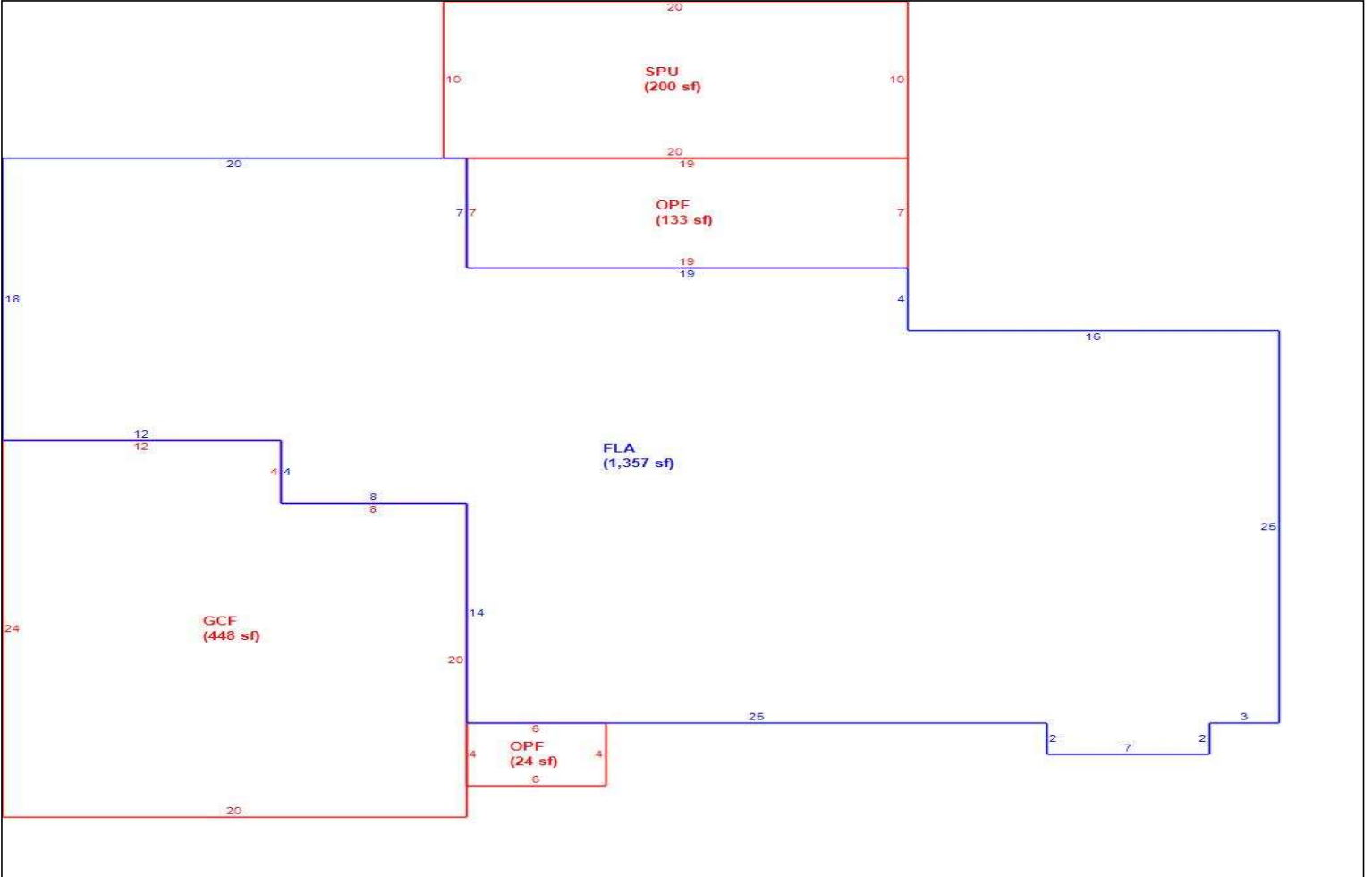
Current Owner		
AFROZ FARIANA		
734 WHISPER SOUND ST		
MINNEOLA	FL	34715

Property Location			
Site Address 734 WHISPER SOUND 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 IV SUB LOT 281 PB 45 PG 54-55 ORB 6258 PG 544

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 222,798	Deprec Bldg Value 216,114	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	1,357	1,357	1357	Effective Area	1357	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	Base Rate	128.68	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	157	0	Building RCN	222,798	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,357	2,162	1,357	Building RCNLD	216,114				

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 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	
2015 2003	131-14-05 850-01-11B	05-07-2014 01-04-2002	04-21-2015 03-19-2003	9,764 72,556	0002 0000	SCRN RM 10X20 W/CONC SFR FOR '03/734 WHISPER SOUND ST	04-21-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023152780	6258	0544	12-14-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000
	3994	1786	12-30-2010	WD	U	U	I	84,900	059	ADDITIONAL HOMESTEAD	2024	25000
	3508	1559	09-11-2007	WD	Q	Q	I	194,000				
	2085	2450	03-15-2002	WD	Q	Q	I	121,700				
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	216,114	0	293,114	0	293114	50,000.00	243114	268114	239,752	

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