



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3871583**

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 # <b>2024-0600</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; IH6 Property Florida, 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>0822260010-000-00700 608 Woods Landing Dr</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> 2024-0600	Alternate Key: 3871583	Parcel ID: 08-22-26-0010-000-00700	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 608 WOODS LANDING DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> AH4R PROPERTIES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 405,971	\$ 405,971	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 333,060	\$ 333,060	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 333,060	\$ 333,060	

\*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
<b>AK#</b>	3871583	3871596	3871724	3887842
<b>Address</b>	608 WOODS LANDING DR MINNEOLA	806 WOODS LANDING DR MINNEOLA	739 ARBOR POINTE AVE MINNEOLA	1025 THUNDERHEAD LN MINNEOLA
<b>Proximity</b>		0.20 Miles	0.19 Miles	0.42 Miles
<b>Sales Price</b>		\$435,000	\$436,000	\$465,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	3.60%	1.60%
<b>Adjusted Sale</b>		\$373,230	\$386,296	\$402,690
<b>\$/SF FLA</b>	\$181.89 per SF	\$171.52 per SF	\$185.19 per SF	\$198.27 per SF
<b>Sale Date</b>		10/30/2023	3/22/2023	8/16/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,232	2,176	2800	2,086	7300	2,031	10050
<b>Year Built</b>	2009	2013		2013		2015	
<b>Constr. Type</b>	Block/ Stucco	Block/ Stucco		Block/ Stucco		Block/ Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	3.1	3.0	2500	2.0	10000	2.0	10000
<b>Garage/Carport</b>	Y	Y		Y		Y	
<b>Porches</b>	Y	Y		Y		Y	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 1.4%	5300	Net Adj. 4.5%	17300	Net Adj. 5.0%	20050
		Gross Adj. 1.4%	5300	Gross Adj. 4.5%	17300	Gross Adj. 5.0%	20050
<b>Adj. Sales Price</b>	Market Value <b>\$405,971</b>	Adj Market Value	<b>\$378,530</b>	Adj Market Value	<b>\$403,596</b>	Adj Market Value	<b>\$422,740</b>
	Value per SF 181.89						

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.

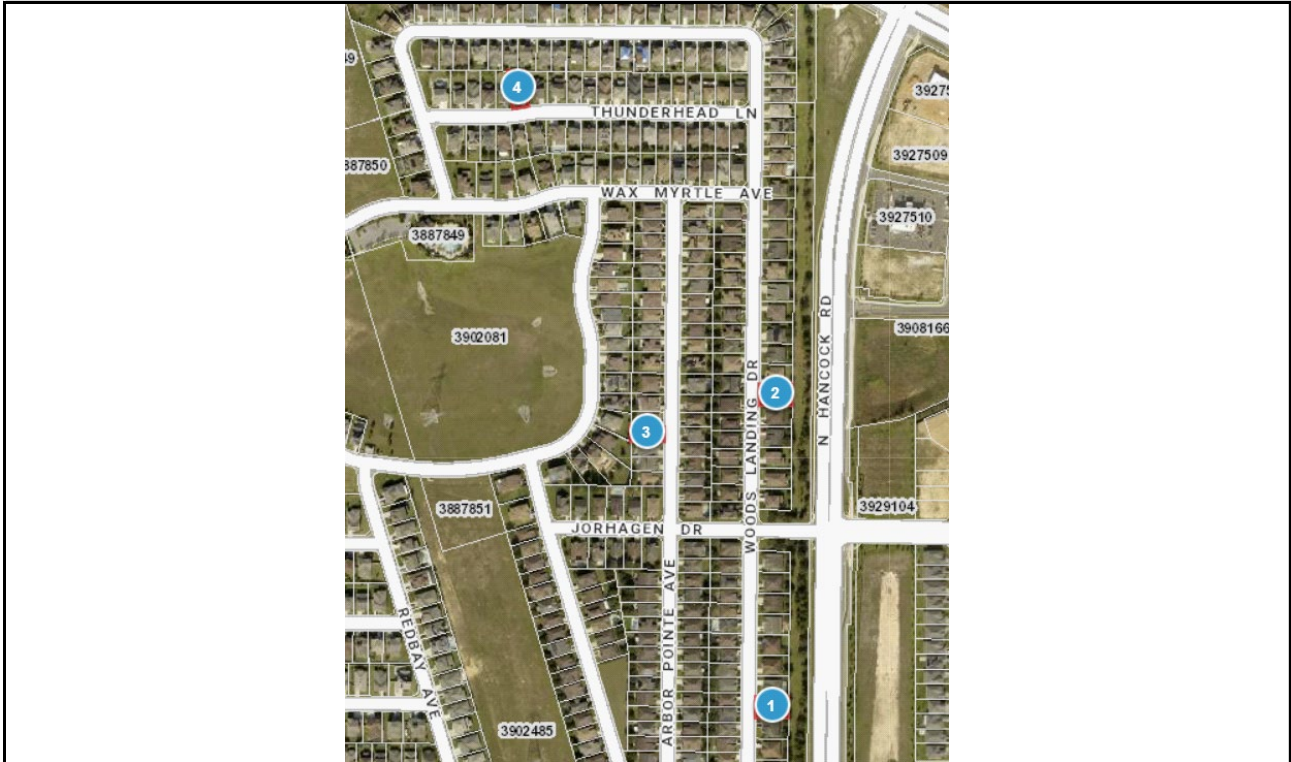
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0600 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3871583	608 WOODS LANDING DR MINNEOLA	-
2	Comp 1	3871596	806 WOODS LANDING DR MINNEOLA	0.2
3	Comp 2	3871724	739 ARBOR POINTE AVE MINNEOLA	0.19
4	Comp 3	3887842	1025 THUNDERHEAD LN MINNEOLA	0.42
5				
6				
7				
8				

Alternate Key 3871583  
 Parcel ID 08-22-26-0010-000-00700

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

2024-0600 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

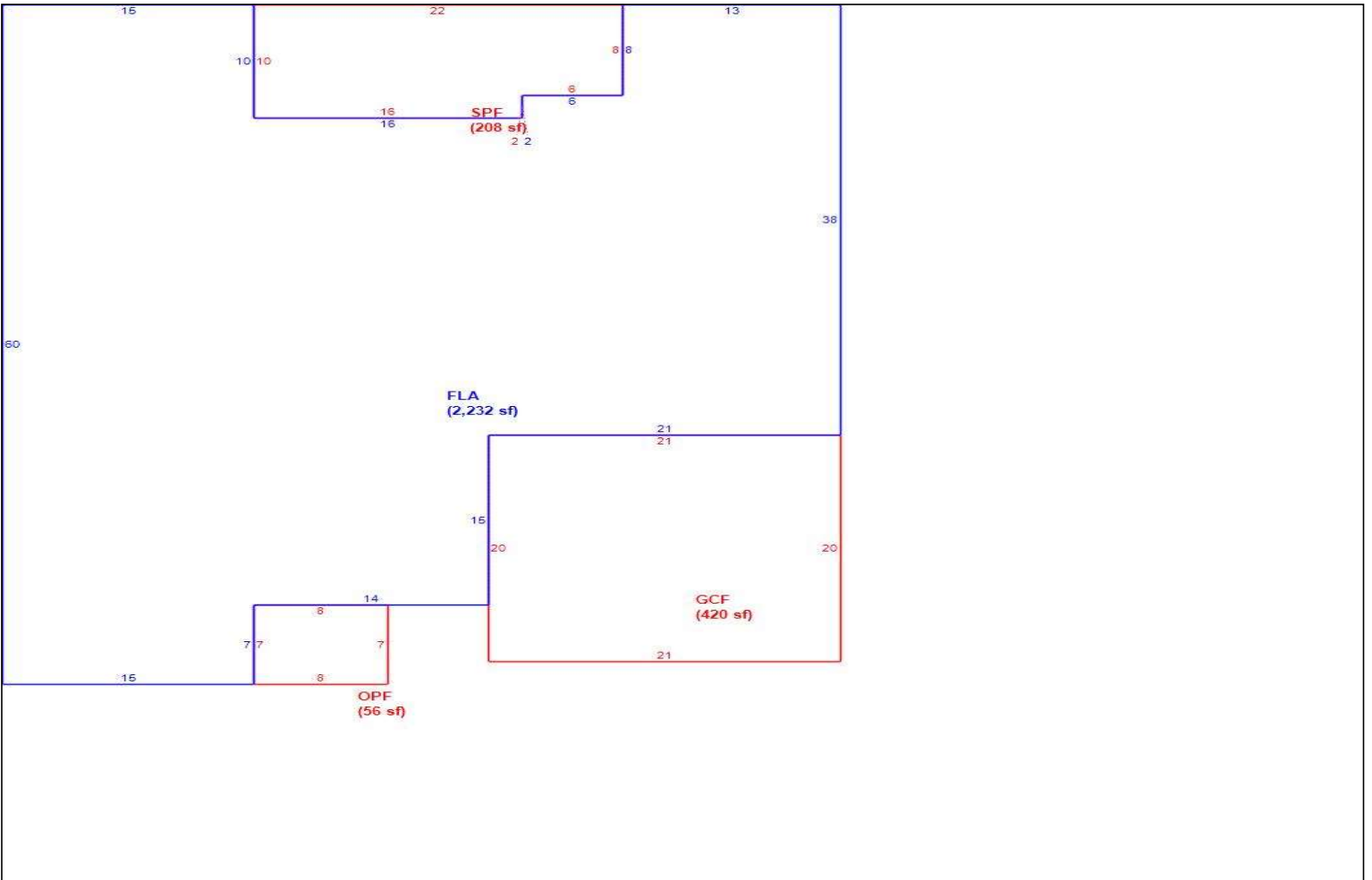
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 608 WOODS LANDING DR			
MINNEOLA		FL 34715	
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 7 ORB 4728 PG 2145

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	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 291,517
		Deprec Bldg Value	282,771
		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	2,232	2,232	2232	2009	2232	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0		105.90	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	56	0		291,517	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	208	0		EX	Foundation	3	Fireplaces	0
						97.00	Functional Obsol	0		
TOTALS		2,232	2,916	2,232		0	Building RCNLD	282,771	Roof Cover	3
									Type AC	03

Alternate Key 3871583  
 Parcel ID 08-22-26-0010-000-00700

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

2024-0600 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2010	50-09-03	02-05-2009	02-11-2010	280,051	0001	SFR 608 WOODS LANDING DR	02-11-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2016004710	4728	2145	01-07-2016	WD	U	U	I	193,000				
	3796	0095	06-26-2009	WD	Q	Q	I	197,800				
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	
123,200	282,771	0	405,971	72911	333060	0.00	333060	405971	400,138	

\*\*\*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 3871596  
 Parcel ID 08-22-26-0010-000-02000

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

2024-0600 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	
2014	255-12-10	01-04-2013	10-30-2013	313,341	0001	SFR FOR 2014	10-31-2013		
2013	255-12-10	08-28-2012	01-04-2013	313,341	0001	SFR 4/3 866 WOODS LANDING DR	01-04-2012		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023133999	6235 1458	10-30-2023	WD	Q	01	I	435,000					
2017049387	4940 2208	04-19-2017	WD	U	M	I	100					
	4299 1632	03-22-2013	WD	Q	Q	I	209,000					
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	
123,200	272,017	0	395,217	0	395217	0.00	395217	395217	388,489	

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Alternate Key 3871724  
Parcel ID 08-22-26-0010-000-14800

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

2024-0600 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

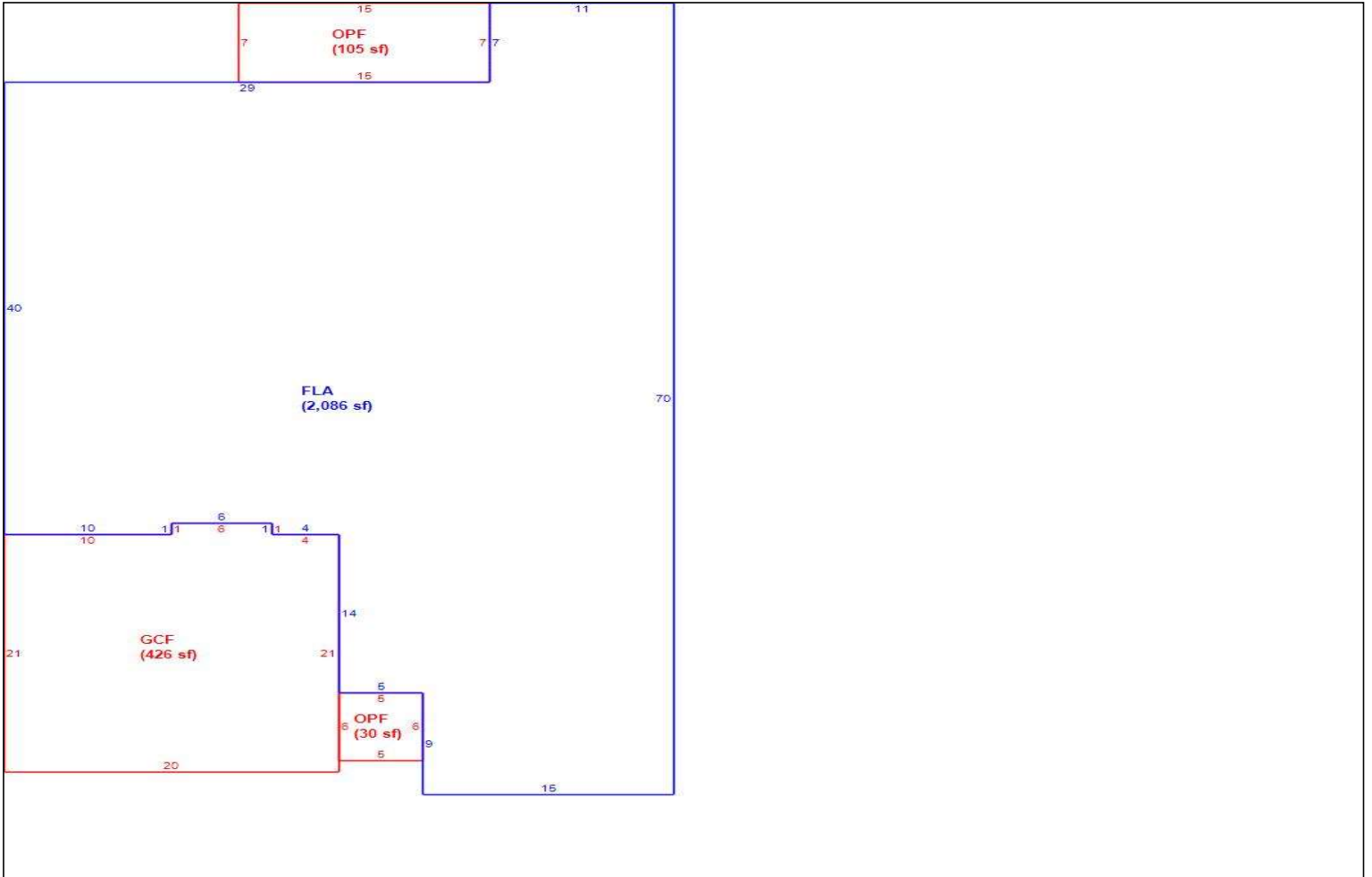
Current Owner		
PITTMAN CHAD & NANCY		
739 ARBOR POINTE AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 739 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 148 ORB 6112 PG 417

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	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 265,207
Deprec Bldg Value 257,251		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	2,086	2,086	2086	2013	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	426	0	107.48	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	265,207	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		2,086	2,647	2,086	257,251	Building RCNLD	257,251	Type AC	03

Alternate Key 3871724  
 Parcel ID 08-22-26-0010-000-14800

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

2024-0600 Comp 2  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	199-13-06	06-07-2013	10-31-2013	168,000	0001	SFR	10-31-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023032717	6112	0417	03-22-2023	WD	Q	01	436,000	039	HOMESTEAD	2024	25000	
2023013308	6088	1785	02-03-2023	PR	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2017065703	4959	2438	06-12-2017	WD	Q	Q	263,000					
	4405	2066	11-11-2013	WD	Q	Q	218,300					
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	
123,200	257,251	0	380,451	0	380451	50,000.00	330451	355451	372,506	

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Alternate Key 3887842  
 Parcel ID 08-22-26-0015-000-11800

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

2024-0600 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

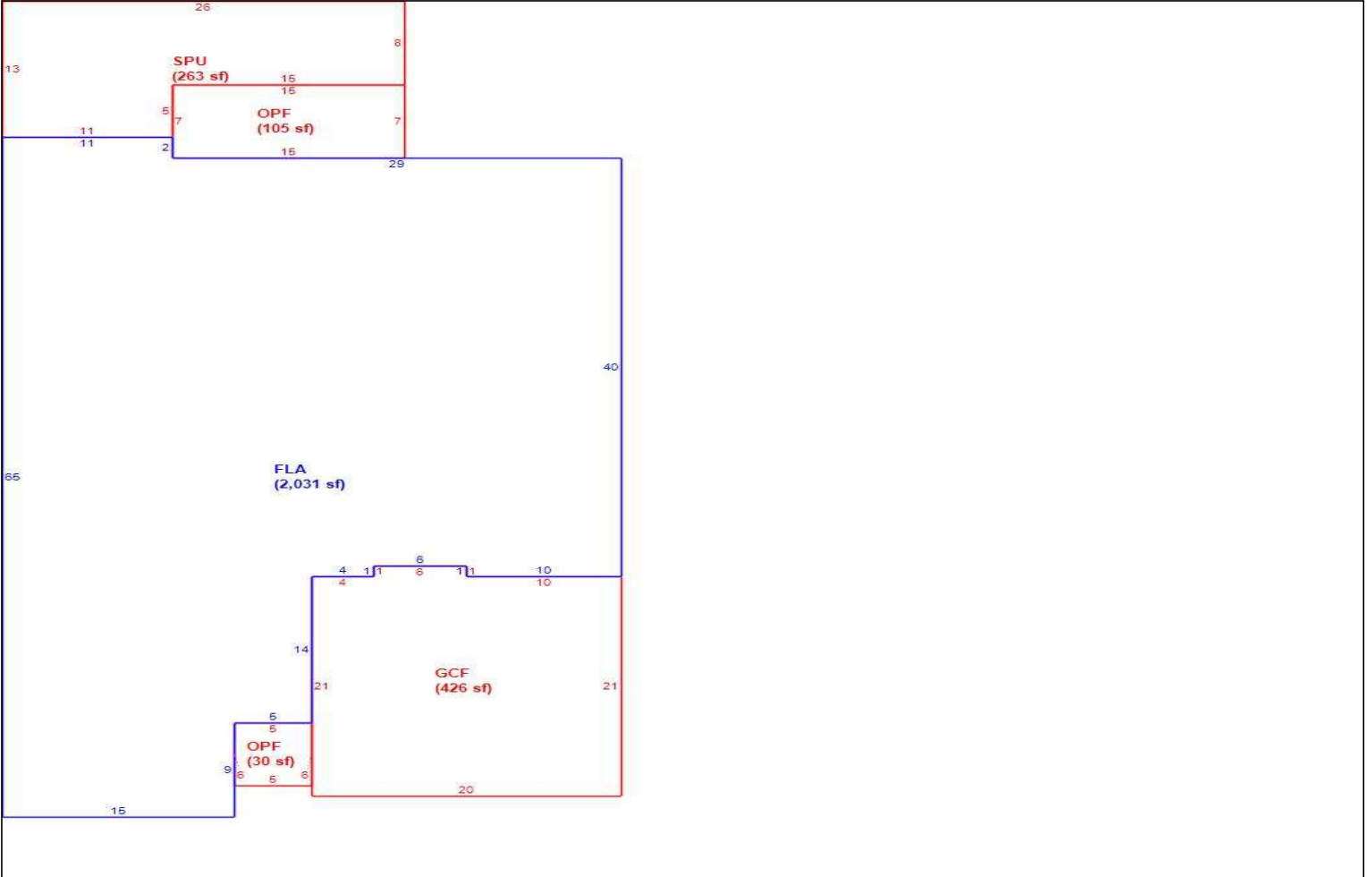
Current Owner		
STERN ELLIOTT AND JUDY STERN		
1025 THUNDERHEAD LN		
MINNEOLA	FL	34715

Property Location		
Site Address 1025 THUNDERHEAD LN		
MINNEOLA FL 34715		
Mill Group	OMI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
RESERVE AT MINNEOLA PHASES 2A, 2B & 2C PB 65 PG 25-28 LOT 118 ORB 6199 PG 968

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	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,974 Deprec Bldg Value 255,085 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	2,031	2,031	2031	2015				
GAR	GARAGE FINISH	0	426	0	Effective Area				
OPF	OPEN PORCH FINISHE	0	135	0	Base Rate				
SPU	SCREEN PORCH UNFIN	0	263	0	Building RCN				
TOTALS		2,031	2,855	2,031	Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				
					255,085	Roof Cover			
						3	Type AC		03

Alternate Key 3887842  
 Parcel ID 08-22-26-0015-000-11800

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

2024-0600 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	
2016	158-15-04	04-08-2015	11-20-2015	3,629	0002	SCRN ENCL	11-20-2015		
2016	282-14-09	03-13-2015	11-20-2015	176,000	0001	SFR FOR 2016	11-20-2015		
2015	282-14-09	09-02-2014	03-13-2015	176,000	0001	SFR 1025 THUNDERHEAD LN	03-13-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023103385	6199	0968	08-16-2023	WD	Q	01	I	465,000				
2021120048	5784	0213	08-25-2021	LE	U	11	I	100				
	4590	0512	02-19-2015	WD	Q	Q	I	229,200				
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	
123,200	255,085	0	378,285	0	378285	0.00	378285	378285	370,301	

\*\*\*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.\*\*\*