



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3871694

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 # 2024-0602 County Lake Tax year 2024 Date received 9.12.24

COMPLETED BY THE PETITIONER
PART 1. Taxpayer Information

Taxpayer name: INV\_HOME; IH6 Property Florida, LP Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC Parcel ID and physical address 0822260010-000-11800
for notices 16220 North Scottsdale Rd, Ste 650 or TPP account # 736 Arbor Pointe Ave
Scottsdale, AZ 85254
Phone 954-740-6240 Email ResidentialAppeals@ryan.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by [X] email [ ] fax.

[ ] 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.

[ ] 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 [X] Res. 1-4 units [ ] Industrial and miscellaneous [ ] High-water recharge [ ] Historic, commercial or nonprofit
[ ] Commercial [ ] Res. 5+ units [ ] Agricultural or classified use [ ] Vacant lots and acreage [ ] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[X] Real property value (check one) [X] decrease [ ] increase [ ] Denial of exemption Select or enter type:
[ ] Denial of classification
[ ] Parent/grandparent reduction [ ] Denial for late filing of exemption or classification
[ ] Property was not substantially complete on January 1 (Include a date-stamped copy of application.)
[ ] Tangible personal property value (You must have timely filed a [ ] Qualifying improvement (s. 193.1555(5), F.S.) or change of
return required by s.193.052. (s.194.034, F.S.)) ownership or control (s. 193.155(3), 193.1554(5), or
[ ] Refund of taxes for catastrophic event 193.1555(5), F.S.)

[ ] 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.)

[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.

[ ] 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> 2024-0602	Alternate Key: 3871694	Parcel ID: 08-22-26-0010-000-11800	
<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> 736 ARBOR POINTE AVE MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 469,737	\$ 469,737	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 342,960	\$ 342,960	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 342,960	\$ 342,960	

\*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>	3871694	3241126	3871670	3871736
<b>Address</b>	736 ARBOR POINTE AVE MINNEOLA	13436 DEBBIE LN CLERMONT	512 ARBOR POINTE AVE MINNEOLA	331 ARBOR POINTE AVE MINNEOLA
<b>Proximity</b>		0.44 Miles	0.22 Miles	0.11 Miles
<b>Sales Price</b>		\$530,000	\$530,000	\$580,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	3.20%	1.60%
<b>Adjusted Sale</b>		\$463,220	\$467,460	\$502,280
<b>\$/SF FLA</b>	\$146.66 per SF	\$196.11 per SF	\$145.94 per SF	\$156.82 per SF
<b>Sale Date</b>		6/2/2023	4/5/2023	8/7/2023
<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>	3,203	2,362	42050	3,203	0	3,203	0
<b>Year Built</b>	2011	2011		2009		2009	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	3.1	2.1	2500	3.1		3.1	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	Y	-20000	Y	-20000
<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	XL Lot	-10000	Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 7.5%	34550	-Net Adj. 4.3%	-20000	-Net Adj. 4.0%	-20000
		Gross Adj. 11.8%	54550	Gross Adj. 4.3%	20000	Gross Adj. 4.0%	20000
<b>Adj. Sales Price</b>	Market Value <b>\$469,737</b>	Adj Market Value	<b>\$497,770</b>	Adj Market Value	<b>\$447,460</b>	Adj Market Value	<b>\$482,280</b>
	Value per SF 146.66						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

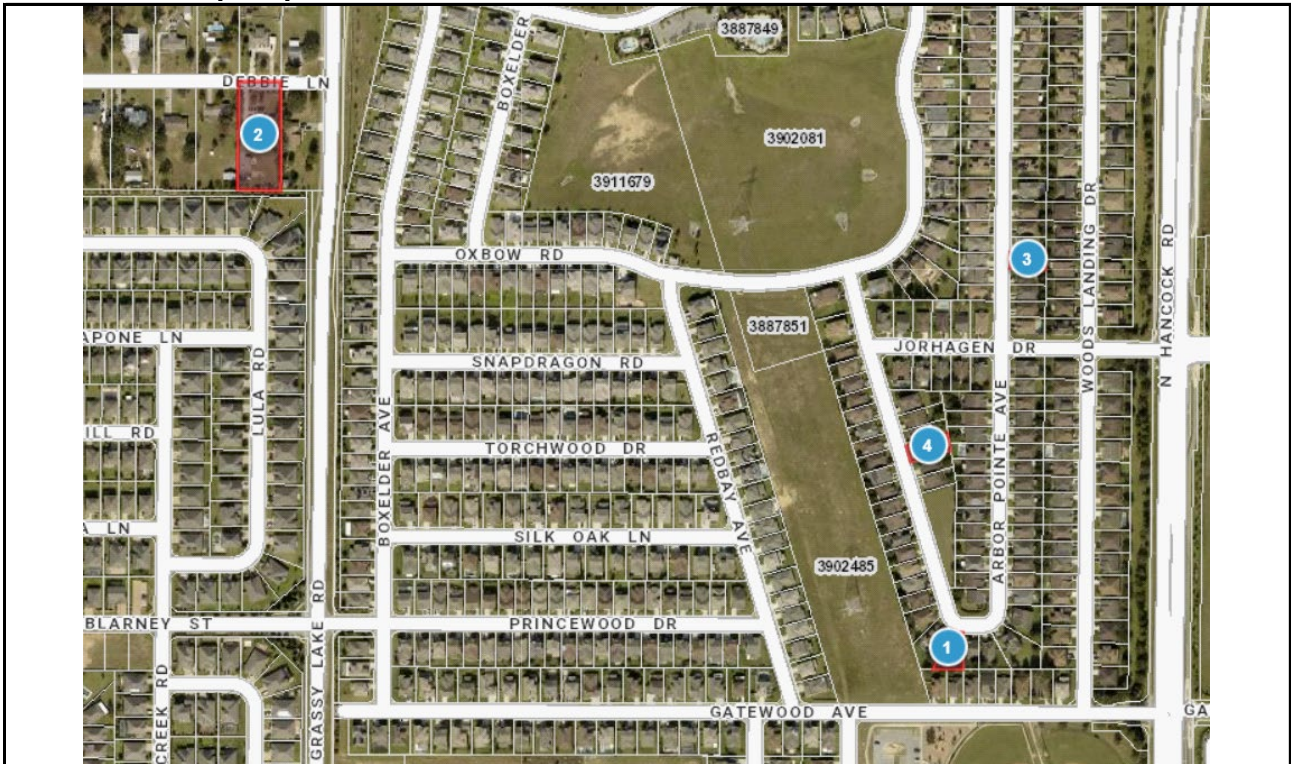
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0602 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3871670	512 ARBOR POINTE AVE MINNEOLA	0.22
2	Comp 1	3241126	13436 DEBBIE LN CLERMONT	0.44
3	Subject	3871694	736 ARBOR POINTE AVE MINNEOLA	-
4	Comp 3	3871736	331 ARBOR POINTE AVE MINNEOLA	0.11
5				
6				
7				
8				



Alternate Key 3871694  
 Parcel ID 08-22-26-0010-000-11800

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

2024-0602 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	
2019	870-18-06	06-19-2018	04-29-2019	2,232	0002	SCRN ENCL LANAI	05-02-2019		
2012	98-11-05	05-25-2011	01-20-2012	408,619	0001	SFR 736 ARBOR POINT AVE	01-20-2012		

<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
2017049387	4940	2208	04-19-2017	WD	U	M	I	100				
	4718	0783	12-08-2015	WD	Q	Q	I	240,000				
	4138	1223	03-15-2012	WD	Q	Q	I	229,900				
<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	
123,200	346,537	0	469,737	126777	342960	0.00	342960	469737	437,814	

\*\*\*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 3241126  
 Parcel ID 08-22-26-0100-00B-03900

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

2024-0602 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

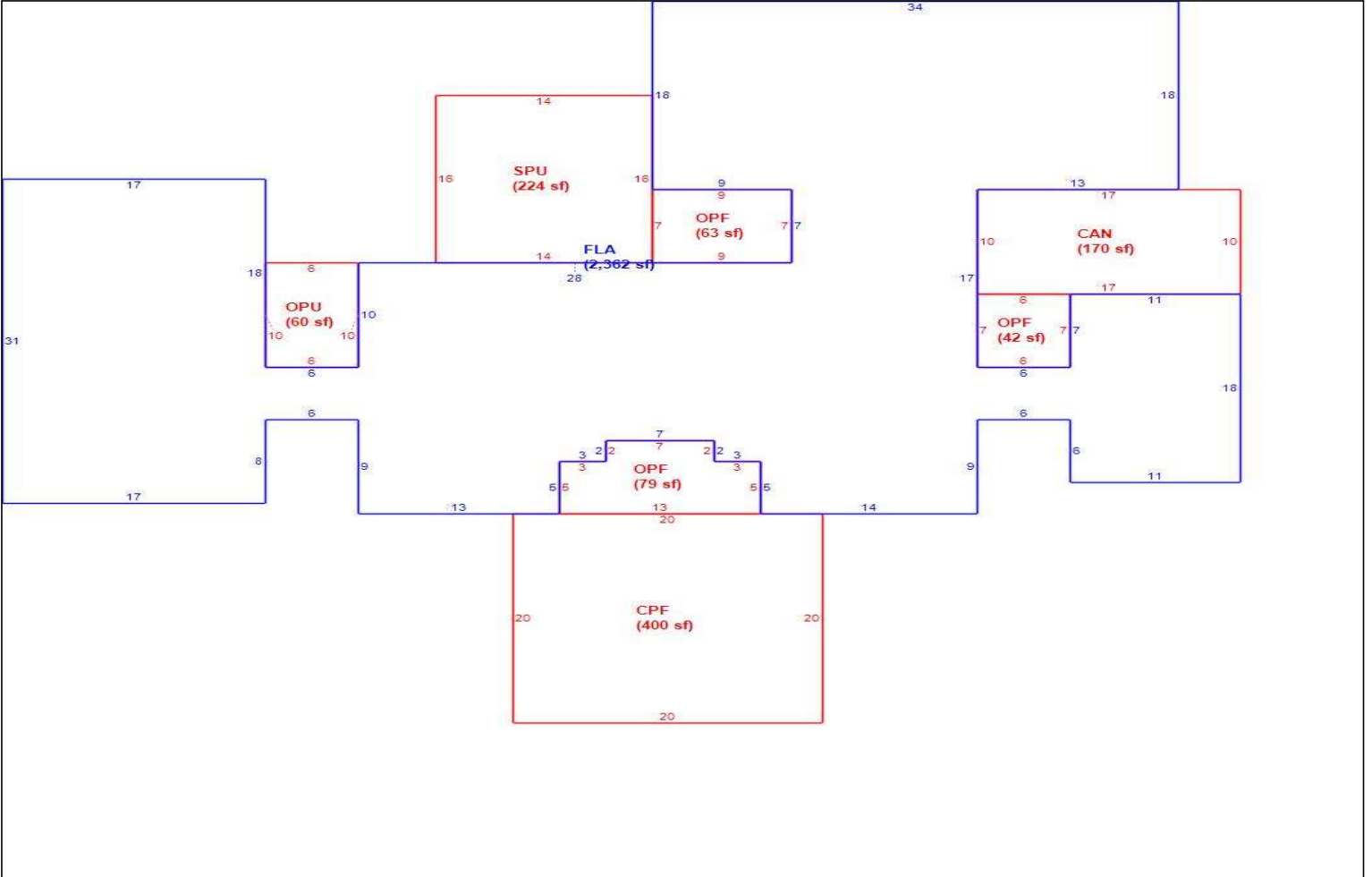
Current Owner		
DEMARSICO GEORGE & JENNIFER		
13436 DEBBIE LN		
CLERMONT	FL	34715

Property Location			
Site Address 13436 DEBBIE LN			
CLERMONT		FL 34715	
Mill Group	0003	NBHD	2254
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HOWEY SUB A LOT 39 BLK B PB 10 PG 80 ORB 6153 PG 2115

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	75,000.00	0.0000	1.25	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	267,375		Deprec Bldg Value 259,354
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
CPF	CARPORIT FINISHED	0	400	0	Effective Area	2362	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,362	2,362	2362	Base Rate	95.27	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	184	0	Building RCN	267,375	Condition	EX	Wall Type	03
OPU	OPEN PORCH UNFINIS	0	60	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	170	0	Functional Obsol	0	Roof Cover	3	Type AC	03
SPU	SCREEN PORCH UNFIN	0	224	0	Building RCNLD	259,354				
TOTALS		2,362	3,400	2,362						



Alternate Key 3241126  
 Parcel ID 08-22-26-0100-00B-03900

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

2024-0602 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
UBU2	UTILITY BLDG UNFINISHED	360.00	SF	6.25	2011	2011	2250.00	40.00	900
PAV3	PAVING	690.00	SF	3.36	2011	2011	2318.00	52.00	1,205
UBU2	UTILITY BLDG UNFINISHED	360.00	SF	6.25	2013	2013	2250.00	45.00	1,013
PAV3	PAVING	476.00	SF	3.36	2016	2016	1599.00	72.00	1,151

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	2016100321	10-14-2016	04-27-2017	2,500	0003	SCRN RM	04-27-2017		
2012	20111020082	02-14-2011	12-21-2011	1,583	0002	CP 18X20	12-21-2011		
2012	2009100321	02-03-2011	12-21-2011	271,104	0001	SFR FOR 2012	12-21-2011		
2011	2009100321	01-01-2010	02-03-2011	271,104	0001	SFR 13436 DEBBIE LN	02-03-2011		
2009	1	01-16-2008	01-23-2009	1	0000	CK IMPS FOR 09	01-23-2009		
2008	SALE	01-01-2007	01-16-2008	1	0000	CHECK VALUE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023066237	6153	2115	06-02-2023	WD	Q	01	I	530,000	039	HOMESTEAD	2024	25000
2018038415	5089	2018	03-27-2018	WD	Q	Q	I	350,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3344	0997	01-05-2007	WD	Q	Q	V	125,800				
	2074	0483	01-29-2002	QC	U	U	V	0				
	1614	1551	06-02-1998	WD	Q	Q	V	20,000				
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
93,750	259,354	4,269	357,373	0	357373	50,000.00	307373	332373	349,374

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Alternate Key 3871670  
Parcel ID 08-22-26-0010-000-09400

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

2024-0602 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

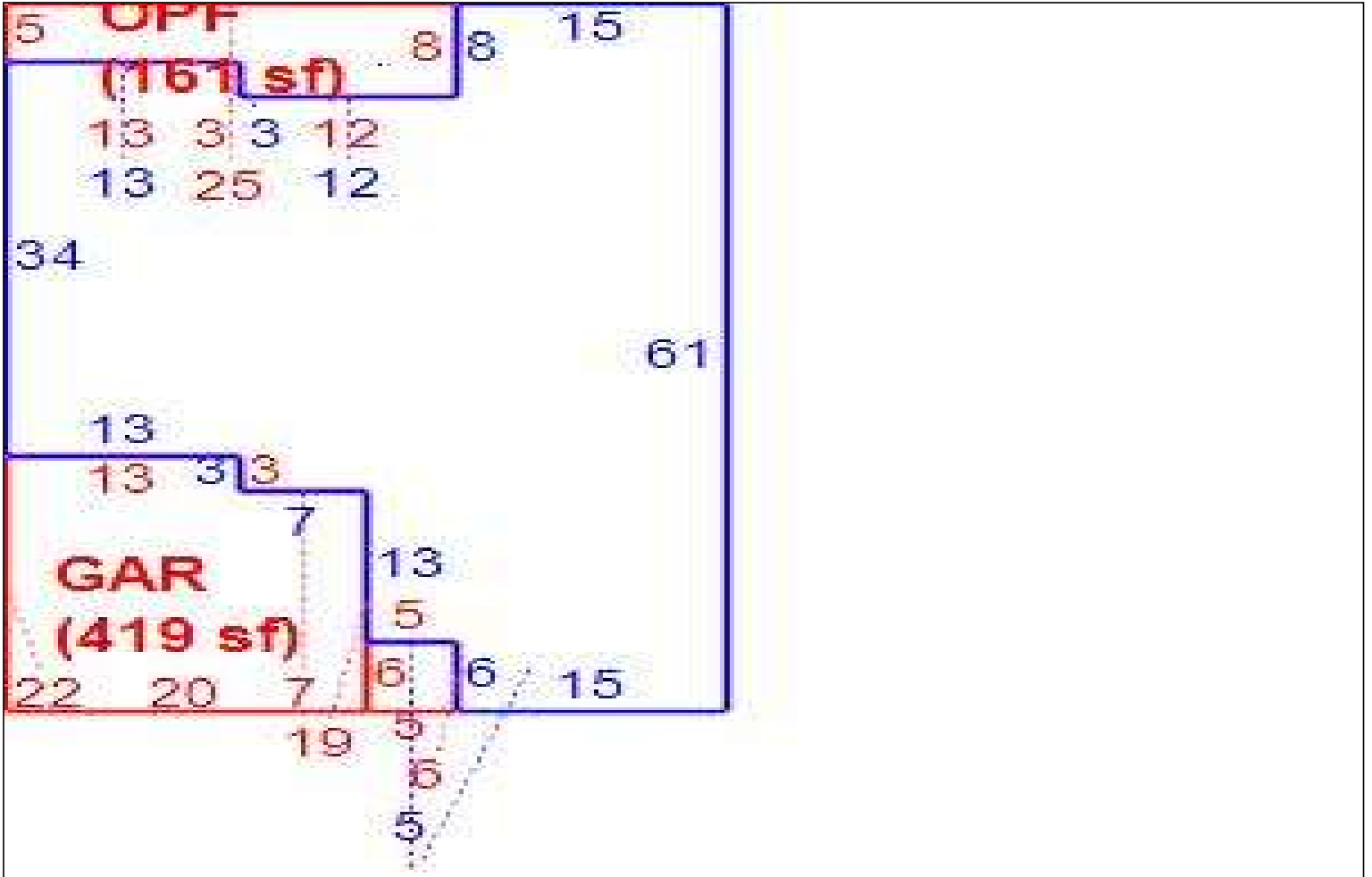
Current Owner		
BUCETA ALFONSO & JILL		
512 ARBOR POINTE AVE		
MINNEOLA	FL	34715-6046

Property Location		
Site Address 512 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	ADT 03-30-202

**Legal Description**  
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 94 ORB 6124 PG 2372

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 356,599 Deprec Bldg Value 345,901 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,830	1,830	1830	Effective Area	3203	No Stories	1.75	Full Baths	3
FTQ	FINISHED AREA THREE	1,373	1,830	1373	Base Rate	94.03	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	419	0	Building RCN	356,599	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	191	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	345,901	Roof Cover	3	Type AC	03
TOTALS		3,203	4,270	3,203						

Alternate Key 3871670  
Parcel ID 08-22-26-0010-000-09400

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

2024-0602 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
POL3	SWIMMING POOL - RESIDENTIAL	312.00	SF	46.00	2019	2019	14352.00	90.00	12,917
PLD2	POOL/COOL DECK	408.00	SF	5.38	2019	2019	2195.00	90.00	1,976
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2019	2019	5712.00	90.00	5,141

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	0113-19-02	02-19-2019	03-30-2020	5,000	0003	SEN	03-30-2020		
2020	015-19-01	01-03-2019	03-30-2020	30,000	0003	POL & DECK	03-30-2020		
2010	247-09-08	08-03-2009	02-17-2010	380,794	0001	SFR 512 ARBOR POINTE AVE	02-17-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023042990	6124	2372	04-05-2023	WD	Q	01	I	530,000			
2018137066	5202	1606	11-20-2018	WD	Q	Q	I	310,000			
2017049387	4940	2208	04-19-2017	WD	U	M	I	100			
	4228	0935	10-12-2012	WD	Q	Q	I	203,500			
	4044	1966	06-17-2011	WD	Q	Q	I	218,200			
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	345,901	20,034	489,135	0	489135	0.00	489135	489135	487,701	

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Alternate Key 3871736  
Parcel ID 08-22-26-0010-000-16000

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

2024-0602 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

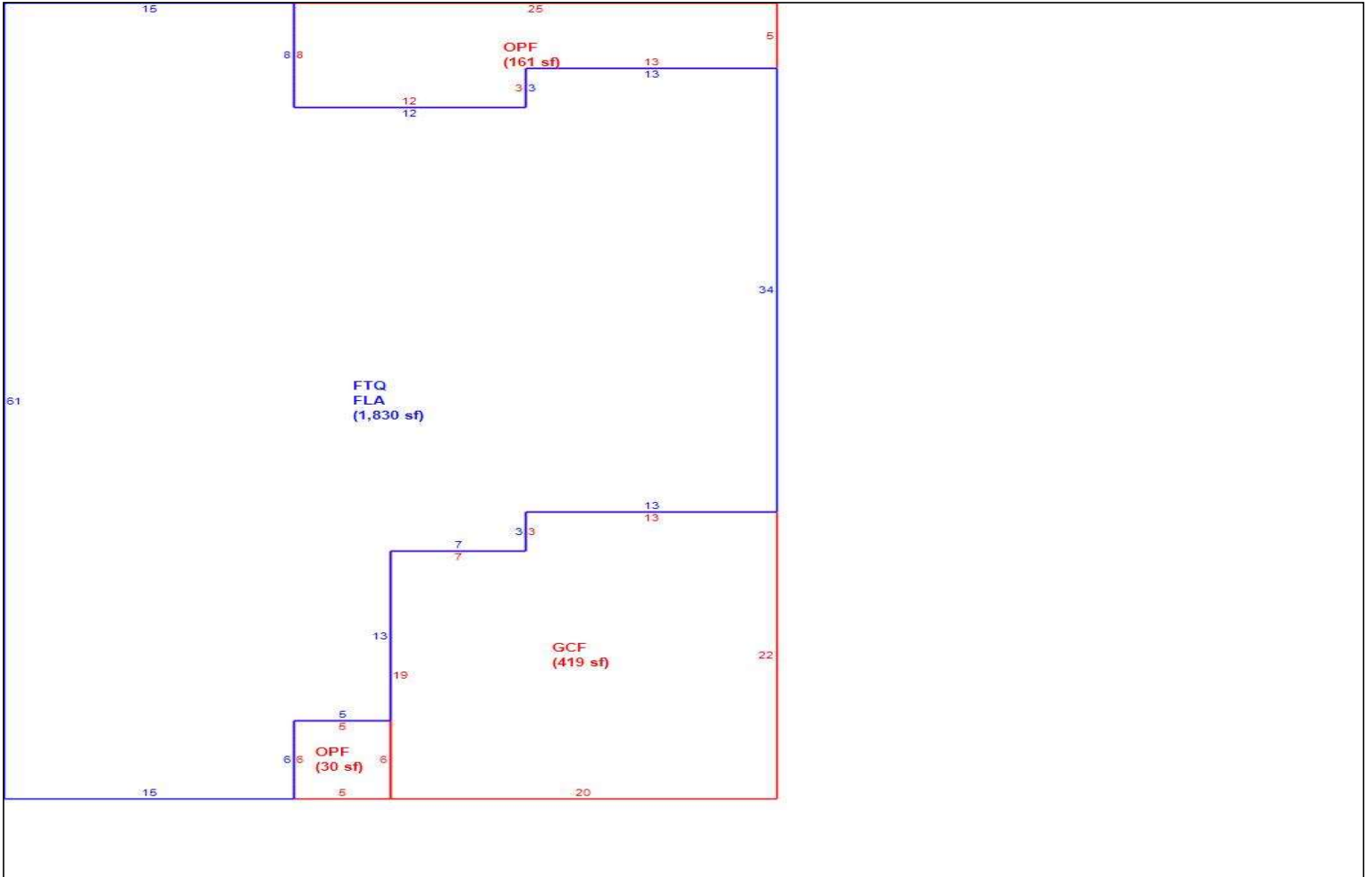
Current Owner		
RODRIGUES DE OLIVEIRA FERNANDO & POLYANNA C MELO DE OLIVEIRA		
331 AROBR POINTE AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 331 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	OMI1	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 160 ORB 6191 PG 687

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	356,599	Deprec Bldg Value	345,901	Multi Story	1



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
FLA	FINISHED LIVING AREA	1,830	1,830	1830	2009	3203	94.03	No Stories	1.75	Full Baths 3
FTQ	FINISHED AREA THREE	1,373	1,830	1373	Building RCN	356,599	Condition	Quality Grade	670	Half Baths 1
GAR	GARAGE FINISH	0	419	0	% Good	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	191	0	Functional Obsol	0	Foundation	3	Fireplaces	0
TOTALS		3,203	4,270	3,203	Building RCNLD	345,901	Roof Cover	3	Type AC	03

Alternate Key 3871736  
 Parcel ID 08-22-26-0010-000-16000

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

2024-0602 Comp 3  
 PRC Run: 12/9/2024 By  
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<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
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	2015	2015	14700.00	85.00	12,495
PLD3	POOL/COOL DECK	724.00	SF	7.33	2015	2015	5307.00	80.00	4,246

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	287-15-06	06-11-2015	11-20-2015	32,300	0003	POL & DECK	11-20-2015		
2014	SALECVD	01-01-2013	04-15-2014	1	0098	ABOVE AVG N STANDARD	01-19-2014		
2014	SALE	01-01-2013	04-15-2014	1	0099	CHECK VALUE	01-09-2014		
2013	IMPS	01-01-2012	03-20-2013	1	0008	ADD IMPS	03-20-2013		
2010	99-09-04	03-16-2009	02-17-2010	328,934	0001	SFR 331 ARBOR POINTE AVE	02-17-2010		

<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
2023096333	6191	0687	08-07-2023	WD	Q	01	I	580,000			
2017070549	4965	1956	06-19-2017	WD	Q	Q	I	325,000			
	4380	0717	09-12-2013	WD	Q	Q	I	252,500			
	3803	2448	07-28-2009	WD	Q	Q	I	233,400			
<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	
123,200	345,901	16,741	485,842	0	485842	0.00	485842	485842	483,984	

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