



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3871745**

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 # 2024-0603	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0822260010-000-16900 641 Arbor Pointe Ave
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 <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. 5			
<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 Robert Peyton 9/10/2024
Signature, representative Print name 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 # 2024-0603	Alternate Key: 3871745	Parcel ID: 08-22-26-0010-000-16900
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 641 ARBOR POINTE AVE MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 432,978	\$ 432,978
2. Assessed or classified use value, *if applicable	\$ 336,770	\$ 336,770
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 336,770	\$ 336,770

*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#	3871745	3871724	3871659	3871667
Address	641 ARBOR POINTE AVE MINNEOLA	739 ARBOR POINTE AVE MINNEOLA	404 ARBOR POINTE AVE MINNEOLA	500 ARBOR POINTE AVE MINNEOLA
Proximity		0.42 Miles	0.06 Miles	0.11 Miles
Sales Price		\$436,000	\$484,500	\$515,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	3.20%	3.20%
Adjusted Sale		\$386,296	\$427,329	\$454,230
\$/SF FLA	\$161.50 per SF	\$185.19 per SF	\$159.39 per SF	\$198.53 per SF
Sale Date		3/22/2023	4/10/2023	4/21/2023
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	2,681	2,086	29750	2,681	0	2,288	19650
Year Built	2009	2013		2009		2010	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.0	5000	3.0		3.1	-2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 9.0%	34750	Net Adj. 0.0%	0	Net Adj. 3.8%	17150
		Gross Adj. 9.0%	34750	Gross Adj. 0.0%	0	Gross Adj. 4.9%	22150
Adj. Sales Price	Market Value \$432,978	Adj Market Value \$421,046		Adj Market Value \$427,329		Adj Market Value \$471,380	
	Value per SF 161.50						

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.

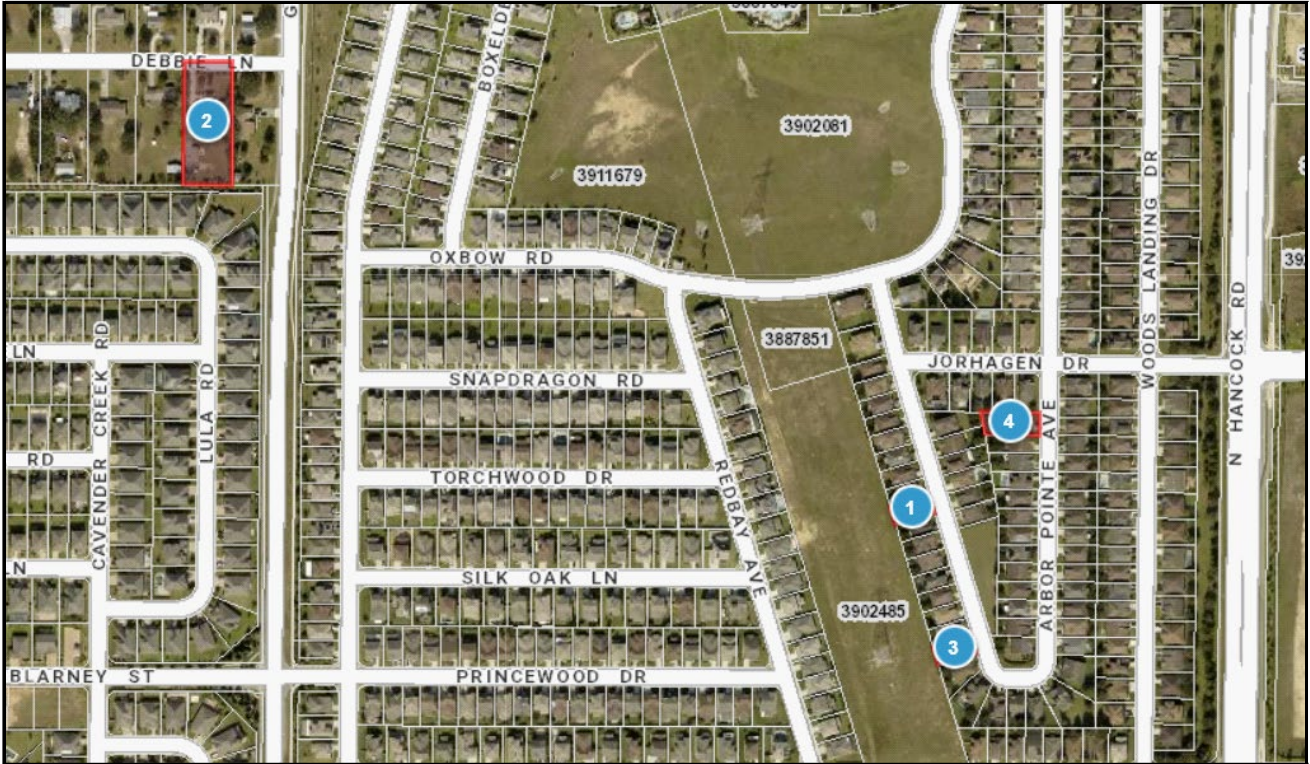
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0603 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3871659	404 ARBOR POINTE AVE MINNEOLA	0.06
2	Comp 1	3871724	739 ARBOR POINTE AVE MINNEOLA	0.42
3	Comp 3	3871667	500 ARBOR POINTE AVE MINNEOLA	0.11
4	Subject	3871745	641 ARBOR POINTE AVE MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3871745
 Parcel ID 08-22-26-0010-000-16900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0603 Subject
 PRC Run: 12/16/2024 By

Card # 1 of 1

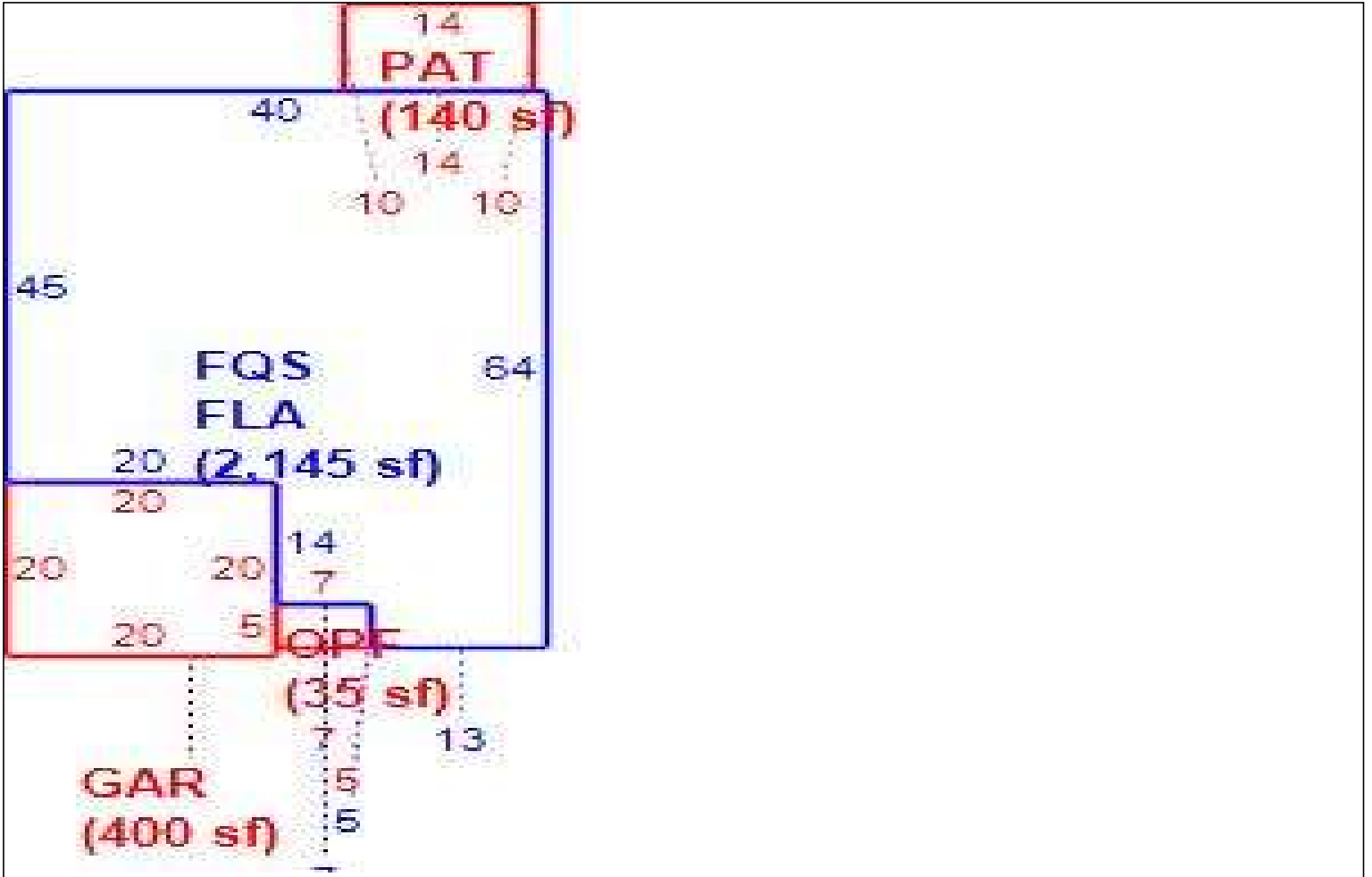
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	641 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 169 ORB 5065 PG 658

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	1.060	1.000	0	130,592
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		130,592		
Classified Acres		0		Classified JV/Mkt		130,592		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 311,738 Deprec Bldg Value 302,386 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	2,145	2,145	2145	2009				
FQS	FINISHED AREA QUART	536	2,145	536		No Stories	1.25	Full Baths	3
GAR	GARAGE FINISH	0	400	0		Base Rate	99.29		
OPF	OPEN PORCH FINISHE	0	35	0		Building RCN	311,738	Quality Grade	670
PAT	PATIO UNCOVERED	0	140	0		Condition	EX	Wall Type	03
						% Good	97.00	Heat Type	6
						Functional Obsol	0	Foundation	3
						Building RCNLD	302,386	Fireplaces	0
								Roof Cover	3
								Type AC	03
TOTALS		2,681	4,865	2,681					

Alternate Key 3871745
 Parcel ID 08-22-26-0010-000-16900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0603 Subject
 PRC Run: 12/16/2024 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	
2010	82-09-04	03-16-2009	02-16-2010	362,255	0001	SFR 641 ARBOR POINTE AVE	02-16-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018016011	5065	0658	02-08-2018	WD	U	M	I	100				
	4500	1402	06-30-2014	WD	U	M	I	100				
	4390	1804	09-25-2013	CT	U	U	I	167,800				
	3806	0342	07-31-2009	WD	Q	Q	I	224,600				
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	
130,592	302,386	0	432,978	62538	370440	0.00	370440	432978	432,978	

Parcel Notes

3806/342 FRANK PREZIUSO MARRIED
 11X FRANK PREZIUSO RENEWAL CARD RETURNED PO BOX 2152 MINNEOLA 34755
 12X RENEWAL CARD RETURNED WITH ADDRESS OF 26151 LAKE SHORE BLVD APT 910 EUCLID OH 44132 SENT LETTER 012612
 12X DENY
 4390/1804 CT VS FRANK J PREZIUSO AND KYIA K PREZIUSO AND GLENDA ACEVEDO AND RAMOND ACEVEDO ET AL PROP SOLD TO COLFIN AI -FL 4 LLC
 4500/1402 COLFIN AI-FL 4 LLC TO CAH 2014-2 BORROWER LLC
 4500/492 M SALE INCL OVER PARCELS MUTLI SUB AND M&B
 14VAB PETITION 2014-095 TJW 091614
 14VAB PETITION 2014-095 WITHDRAWN NO CHANGE TJW 010615
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416
 5065/658 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO SRP SUB LLC
 5065/658 M SALE INCL 85 PARCELS MULTI SUBS
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0603 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

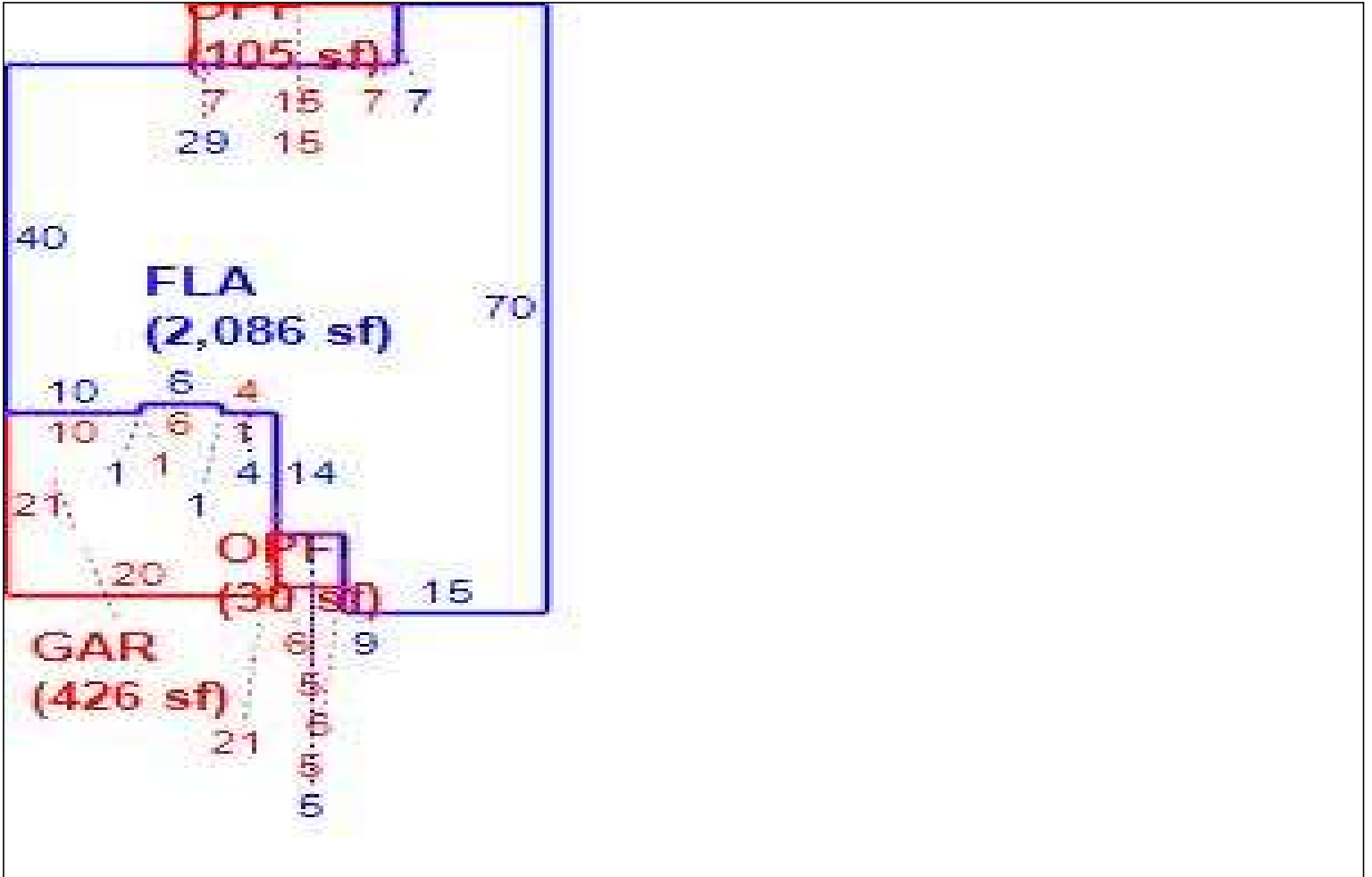
Current Owner		
PITTMAN CHAD & NANCY		
739 ARBOR POINTE AVE		
MINNEOLA	FL	34715

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 Area	Gross Area	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	Base Rate	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	Building RCN	Wall Type	03	Heat Type	6
TOTALS		2,086	2,647	2,086	Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0603 Comp 1
 PRC Run: 12/16/2024 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	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	I	436,000	039	HOMESTEAD	2024	25000	
2023013308	6088 1785	02-03-2023	PR	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2017065703	4959 2438	06-12-2017	WD	Q	Q	I	263,000					
	4405 2066	11-11-2013	WD	Q	Q	I	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	380,451	

Parcel Notes

14X WHITNEY & ANDREW MOTES FILED FOR HX NOS AW 120513
 4405/2066 STANDARD PACIFIC OF TAMPA TO WHITNEY & ANDREW MOTES HW
 14 NOT PUBLIC RECORD SEE SCANNED INFO DW 012514
 4959/2438 ANDREW & WHITNEY MOTES TO DONNA L SPEHAR
 17X COURTESY HX CARD SENT 072117
 18 MLS O5480065 CRA 082917
 18X COURTESY HX CARD SENT 122617
 14 NOT PUBLIC RECORD BELONGS TO ANDREW MOTES PHYS ADDR 739 ARBOR POINTE AVE MINNEOLA FL 34715 OKAY TO GIVE NAME & ADDR TO OTHER GOVT AGENCIES DW 012514
 6063/1769 DONNA L SPEHAR DECEASED AS OF 071022 PER ORDER ADMITTING WILL TO PROBATE
 6088/1785 ELIZABETH M MC DONNELL AS PR FOR THE ESTATE OF DONNA L SPEHAR TO ELIZABETH M MC DONNELL TTEE OF THE DONNA L SPEHAR REVC LIV TRS AGRMT DTD 060517
 6112/417 ELIZABETH M MCDONNELL AS TTEE TO CHAD & NANCY PITTMAN HW
 23CC EFILE HX APP CP 081723

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Alternate Key 3871659
Parcel ID 08-22-26-0010-000-08300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0603 Comp 2
PRC Run: 12/16/2024 By

Card # 1 of 1

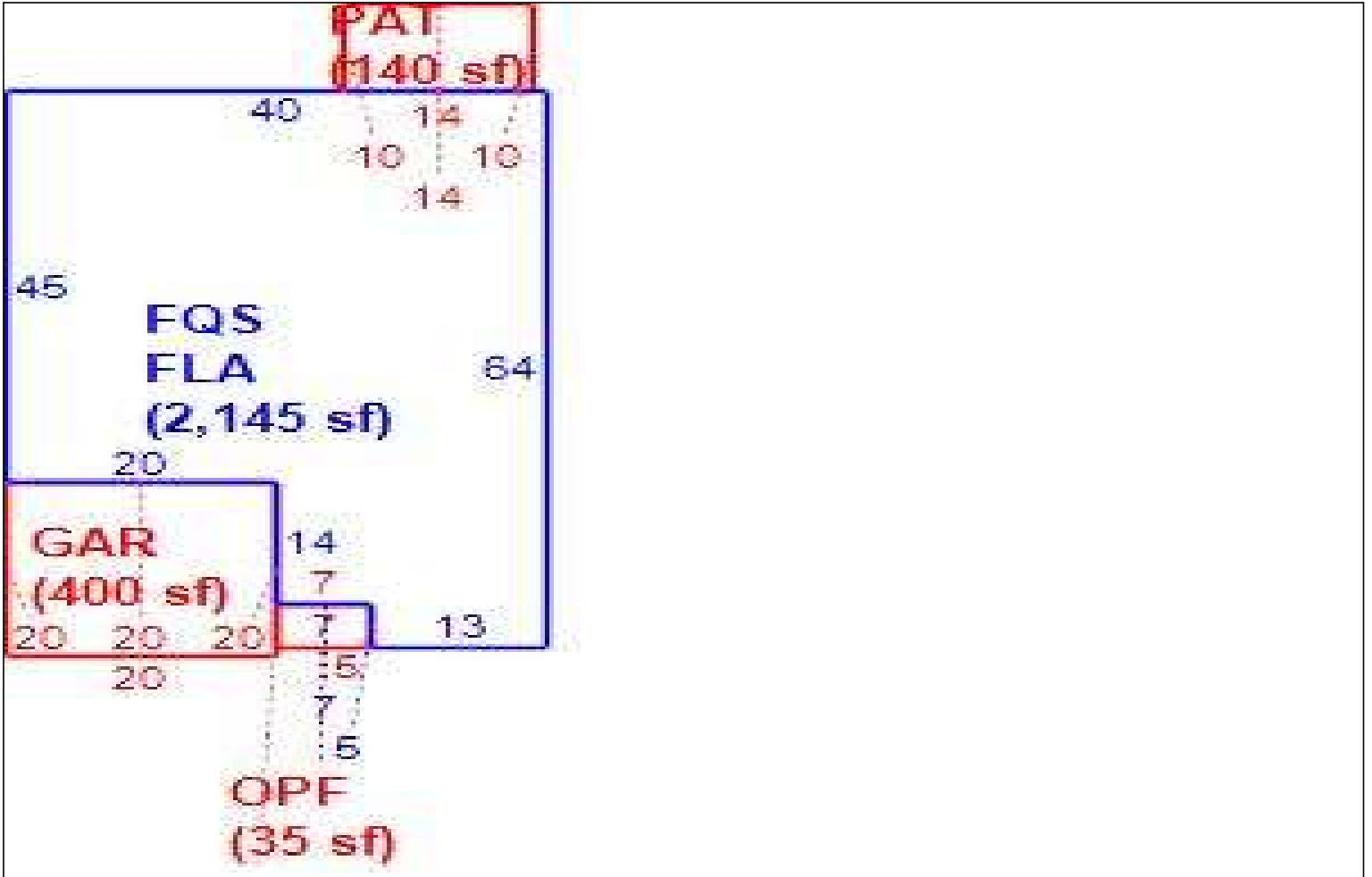
Current Owner		
BISNAUTH LEELAWATTIE		
13150 PARKSIDE CT		
CARROLLTON	VA	23314

Property Location		
Site Address 404 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 83 ORB 4448 PG 71 ORB 5437 PG 2178

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	0.900	1.000	0	110,880
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,880		
Classified Acres		0		Classified JV/Mkt		110,880		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 311,738
Deprec Bldg Value 302,386		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,145	2,145	2145	2009				
FQS	FINISHED AREA QUART	536	2,145	536	Effective Area	2681	No Stories	1.25	Full Baths 3
GAR	GARAGE FINISH	0	400	0	Base Rate	99.29	Quality Grade	670	Half Baths 0
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	311,738	Wall Type	03	Heat Type 6
PAT	PATIO UNCOVERED	0	140	0	Condition	EX	Foundation	3	Fireplaces 0
TOTALS		2,681	4,865	2,681	% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	302,386			

Alternate Key 3871659
 Parcel ID 08-22-26-0010-000-08300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0603 Comp 2
 PRC Run: 12/16/2024 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	
2010	230-09-08	07-10-2009	02-17-2010	362,255	0001	SFR 404 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	
2023046608	6129 1066	04-10-2023	WD	Q	01	I	484,500					
2020031167	5437 2178	03-10-2020	WD	U	11	I	100					
	4448 0071	02-27-2014	WD	U	U	I	199,000					
	4438 2434	02-05-2014	WD	U	U	I	199,000					
	3844 1750	11-19-2009	WD	Q	Q	I	206,000					
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	
110,880	302,386	0	413,266	0	413266	0.00	413266	413266	413,266	

Parcel Notes

3844/1750 SIMEON T PORTER SINGLE
 14 BDRM FROM 3 3FIX FROM 1 PER MRS PORTER CRA 102813
 4438/2434 SIMEON T PORTER TO STONE FINANCING LLC
 4448/71 STONE FINANCING LLC TO DONOVAN RAY MILLER & KATIE MARGUERITE STONE HW
 14X COURTESY HX CARD SENT 042114
 14 MLS O5192762 CRA 060914
 15X COURTESY HX CARD SENT 012315
 15X KATIE STONE DOES NOT RESIDE WITH SPOUSE DONOVAN MILLER THEY ARE NOT SEPARATED HER HX IN ORANGE COUNTY HAS BEEN REMVD PER OCPA LP 033115
 5437/2178 DONOVAN RAY MILLER & KATIE M MILLER FKA KATIE MARGUERITE STONE TO DONOVAN RAY & KATIE M MILLER HW
 22CC RECEIVED VADX APP WITH VA LTR KCH 082222
 23X HX VADX REMOVED FOR DONOVAN AND KATIE MILLER BEGINNING THE 2023 TAX YEAR DONOVAN AND KAITE MOVED AND APPLIED FOR HX PORT ON AK 1776112 INFO SCANNED AS 030223
 6129/1066 DONOVAN RAY & KATIE M MILLER TO LEELAWATTIE BISNAUTH SINGLE

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Alternate Key 3871667
 Parcel ID 08-22-26-0010-000-09100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0603 Comp 3
 PRC Run: 12/16/2024 By

Card # 1 of 1

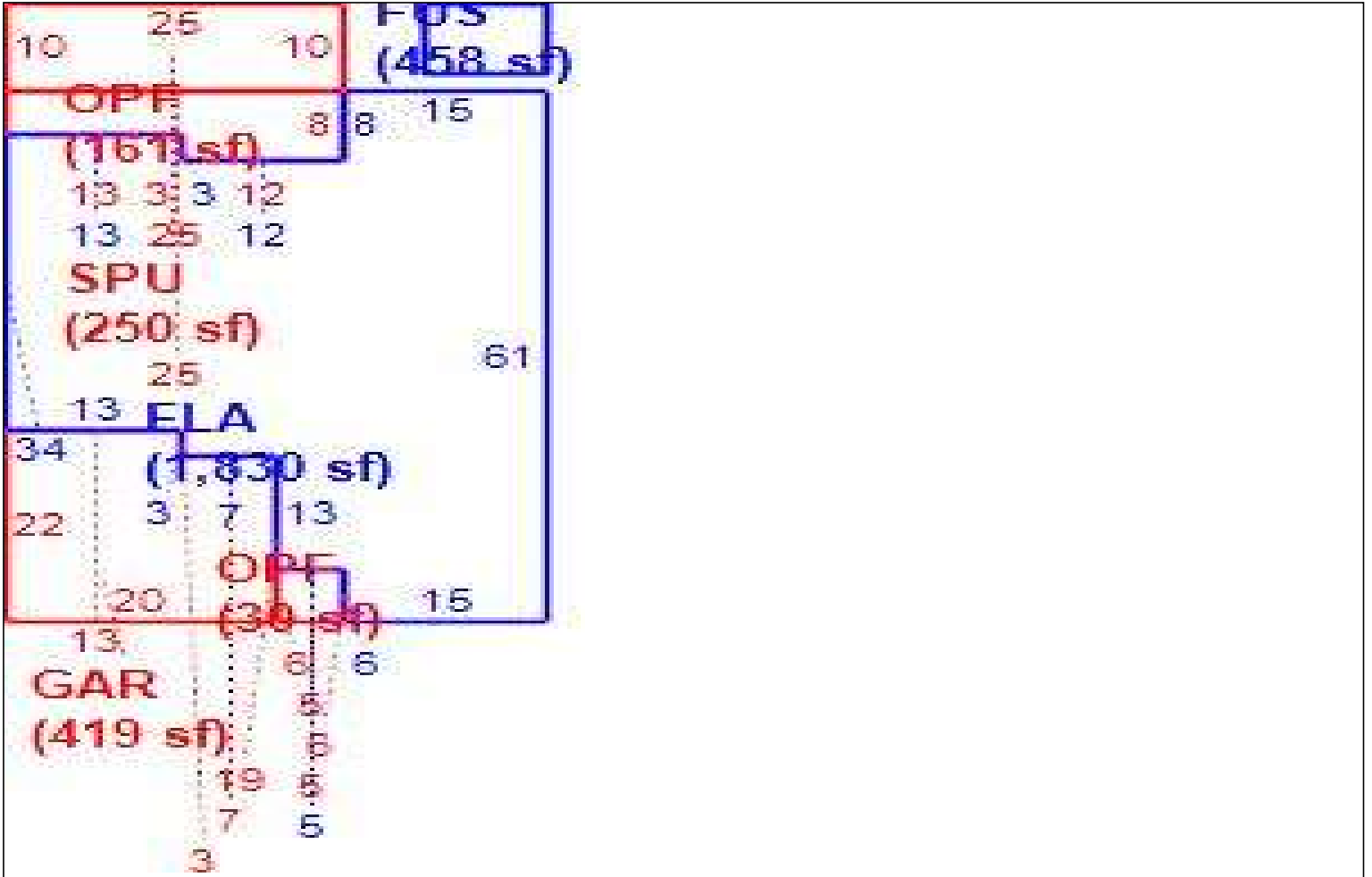
Current Owner		
RUCKER JOHN & JENNIFER		
500 ARBOR POINTE DR		
MINNEOLA	FL	34715

Property Location		
Site Address 500 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 91 ORB 6133 PG 33

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	0.900	1.000	0	110,880
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		110,880				
Classified Acres		0		Classified JV/Mkt 110,880		Classified Adj JV/Mkt		0				

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 280,792 Deprec Bldg Value 272,368 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	2010	No Stories	1.75	Full Baths	3
FUS	FINISHED AREA UPPER	458	458	458	2288	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	419	0	98.27	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	191	0	280,792	% Good	97.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	250	0	0	Functional Obsol	0	Fireplaces	0
TOTALS		2,288	3,148	2,288	272,368	Building RCNLD	3	Type AC	03

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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	
2024	1191-23-09	09-14-2023	05-17-2024	10,375	0002	SCRN ENCL	05-17-2024		
2011	323-09-12	01-01-2010	07-27-2010	369,744	0001	SFR 4 BR 500 ARBOR POINTE AVE	07-27-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049531	6133	0033	04-21-2023	WD	Q	01	I	515,000	039	HOMESTEAD	2024	25000
2020083061	5515	1545	07-17-2020	WD	Q	01	I	339,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3912	1988	05-14-2010	WD	Q	Q	I	225,200				
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	
110,880	272,368	0	383,248	0	383248	50,000.00	333248	358248	383,248	

Parcel Notes

3912/1988 MATTHEW THOMPSON AND JESSICA PEREZ JTWROS
 5515/1545 MATTHEW & JESSICA THOMPSON FKA PEREZ TO GEOFFREY & LORENA BORI HW
 20X COURTESY HX CARD SENT 092120
 21X COURTESY HX CARD SENT 122120
 6133/33 GEOFFREY & LORENA BORI TO JOHN & JENNIFER RUCKER HW
 23CC EFILE HX APP CP 080523
 24CC EFILE HX APP CP 032624
 24 ADD SPU 250SF PER PLANS TDS 051724

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