

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 387/747

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.

	COMPLE		RIX OF THE VA	THE WOMESTME	NT BOARD ((AB)
Petition# 20	24-0	604	County Lake	Ta	ах уеаг 2024	Date received 9.12.29
				REMONNERS		
PART 1: Taxpaye	er Information		Maradore Mille			
Taxpayer name: IN	V_HOME; IH3 Pro	perty Florida, L.P	<u>. </u>	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale,	Scottsdale Rd AZ 85254	l, Ste 650	Parcel ID and physical address or TPP account #	0822260010- 633 Arbor Po	
Phone 954-740-6	240			Email	ResidentialA	ppeals@ryan.com
The standard way	to receive info	rmation is by U	JS mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email 🗌 fax.
	petition after th at support my		dline. I have attac	thed a statement o	of the reasons I	filed late and any
your evidence	to the value adj VAB or special	ustment board magistrate rul	clerk. Florida law a ing will occur unde	allows the property a er the same statuto	appraiser to cro ry guidelines a	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit
☐ Commercial				☐ Vacant lots and		Business machinery, equipment
PART 2. Reason	for Petition	Check	one. If more than	one, file a separ	ate petition.	
Real property	•	ne):☑decrease	e 🗌 increase	☐ Denial of exer	mption Select o	or enter type:
Parent/grandpa	arent reduction ot substantially nal property va by s.193.052.	complete on lue (You must (s.194.034, F.	have timely filed	(Include a date a∐Qualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determinatio	n that they are	substantially s	similar. (s. 194.01	rcels, or accounts 1(3)(e), (f), and (g), F.S.)	, ,,
						nutes. The VAB is not bound he time needed for the entire
	s or I will not b	e available to a	attend on specific	dates. I have attac	ched a list of da	ates.
evidence directly tappraiser's evider	o the property ace. At the hea	appraiser at le ring, you have	east 15 days before the right to have	re the hearing and witnesses sworn.	make a writte	ou must submit your n request for the property
of your property re	ecord card con ted. When the	taining informa property appra	ation relevant to th	ne computation of	your current as	e property appraiser a copy seessment, with confidential and the property record card

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 author without attaching a completed power of attorney or authorization fo Written authorization from the taxpayer is required for access to corcollector.	r representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any c Under penalties of perjury, I declare that I am the owner of the prop petition and the facts stated in it are true.	onfidential information related to t erty described in this petition and	this petition. I that I have read this
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 emrepresentatives.	e ployee or you are one of the follo	owing licensed
I am (check any box that applies):	(toyngyer or an affiliated o	ntih/\
An employee of	(taxpayer or an affiliated e	muty).
		RD6182
A Florida real estate appraiser licensed under Chapter 475, Florida).
A Florida real estate broker licensed under Chapter 475, Florida	·	
A Florida certified public accountant licensed under Chapter 473 I understand that written authorization from the taxpayer is required appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization to file tam the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this p	petition and of becoming an age	nt for service of process
Robert I. Pento	Robert Peyton Print name	9/10/2024 Date
Signature, representative	Princhame	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in		
I am a compensated representative not acting as one of the lice AND (check one)	ensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requireme taxpayer's authorized signature OR ☐ the taxpayer's authorized s		, executed with the
☐ I am an uncompensated representative filing this petition AND (check one)	
the taxpayer's authorization is attached OR the taxpayer's a	authorized signature is in part 3 of	f this form.
I understand that written authorization from the taxpayer is require appraiser or tax collector.	d for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's authoriz becoming an agent for service of process under s. 194.011(3)(h), facts stated in it are true.	ed representative for purposes of Florida Statutes, and that I have	f filing this petition and of read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	l	2024-0604		Alternate Ke	ey: 3871747	Parcel I	D: 08-22-26-00 1	0-000-17100
Petitioner Name	Robert	Peyton, Rya	n LLC	Droporty	COO ADDO	D DOINTE AVE	Check if Mu	Iltiple Parcels
The Petitioner is:	Taxpayer of Re	cord Taxı	payer's agent	Property Address		R POINTE AVE INEOLA	1	
Other, Explain:				Address	Willy	MLOLA		
Owner Name	IH3 PRO	PERTY FLO	RIDA LP	Value from	Value befor	re Board Actio	n . , , , , , , , , , , , , , , , , , ,	D 1
				TRIM Notice		Value presented by Prop App		Board Action
1. Just Value, red	uired			\$ 425,58	36 \$	\$ 425,58		
2. Assessed or c		ue, *if appli	cable	\$ 331,98		331,98		
3. Exempt value,				\$	-			
4. Taxable Value,				\$ 331,98	30 \$	331,98	30	
*All values entered	•	tv taxable va	lues School an	· · · · · · · · · · · · · · · · · · ·				
7 til Valado diltorot	d chicara be coun	ty taxable va	idoo, conoci an	d other taxing	additionly values	-		
Last Sale Date		Pric	:e:		Arm's Length	Distressed	BookF	Page
ITEM	Subje	ect	Compar	able #1	Compara	able #2	Compara	ble #3
	AK# 3871747			126	3871		38716	
	633 ARBOR PO		13436 DE		404 ARBOR F		500 ARBOR P	
Address	SS MINNEOLA CLERMONT MINNEOLA				MINNE	OLA		
Proximity			0.45 N	Miles	0.06 N	/liles	0.10 N	
Sales Price	\$530,000 \$484,50						\$515,0	
Cost of Sale			-15		-15		-159	
Time Adjust			2.40		3.20		3.20	
Adjusted Sale			\$463,		\$427,		\$454,2	
\$/SF FLA	\$158.74	per SF	\$196.11	•	\$159.39	·	\$198.53	
Sale Date			6/2/2	_	4/10/2	_	4/21/2	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,681		2,362	15950	2,681	0	2,288	19650
Year Built	2009		2011		2009		2010	1
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition Baths	Good 3.0		Good 2.1	2500	Good 3.0		Good 3.1	2500
Garage/Carport	Yes		Yes	2500	Yes		Yes	-2500
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		XL Lot	-10000	Lot		Lot	
Location	Sub		Sub		Sub		Sub	
View	House		House		House		House	
			Net Adj. 1.8%	8450	Net Adj. 0.0%	0	Net Adj. 3.8%	17150
			Gross Adj. 6.1%		Gross Adj. 0.0%		Gross Adj. 4.9%	22150
	Market Value	\$425,586	Adj Market Value	\$471,670	Adj Market Value	\$427,329	Adj Market Value	\$471,380
Adj. Sales Price		-	, aj market valde	Ψ-7 1,070	, aj market valde	Ψ	, aj markot valde	Ψτι 1,000
	Value per SF	158.74						

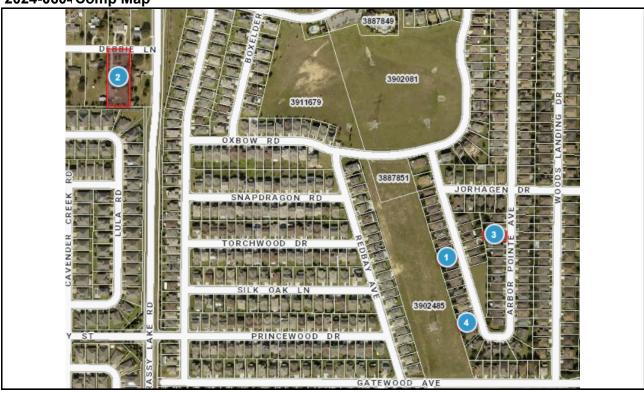
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

- Describe Subject
 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:	DATE	

2024-0604 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	3241126	13436 DEBBIE LN CLERMONT	0.45
3	Subject	3871747	633 ARBOR POINTE AVE MINNEOLA	-
4	Comp 3	3871667	500 ARBOR POINTE AVE MINNEOLA	0.1
5				
6				
7				
8				

Alternate Key 3871747

Parcel ID 08-22-26-0010-000-17100

Current Owner

IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0604 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 633 ARBOR POINTE AVE

MINNEOLA FL 34715

0MI1 NBHD Mill Group 0583 Last Inspection

Property Use 00100 SINGLE FAMILY

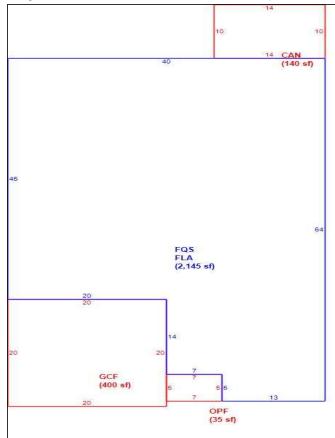
PJF 01-01-202

Legal Description

RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 171 ORB 4447 PG 1853

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIORE	Depui	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
						·						
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			123,200
	Cla	assified A	cres	0	Classified JV/Mkt 12	3,200		Classified	d Adj JV/Mk	t		0
	Sketch											

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



	Building S	Sub Areas			Building Valuation		Cons	nstruction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,145	, -	2145	Effective Area	2681	No Otorio		Full Dath	
FQS	FINISHED AREA QUART	536	, -	526	Base Rate	99.29	No Stories	1.25	Full Baths	3
-	GARAGE FINISH	0	400	0	Building RCN	311,738	Quality Grade	670	Half Baths	0
_	OPEN PORCH FINISHE PATIO UNCOVERED	0	35 140	0	Condition	EX) A/ - II T		11 4 T	
	I ANO GNOOVERED		140	U	% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
		0.004	4.00=	0.004	Functional Obsor	U			•	_
	TOTALS	2,681	4,865	2,681	Building RCNLD	302,386	Roof Cover	3	Type AC	03

Alternate Key 3871747
Parcel ID 08-22-26-0010-000-17100

123,200

302,386

425,586

93606

331980

0.00

331980

425586

420,510

LCPA Property Record Card Roll Year 2024 Status: A

2024-0604 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Parcei II	D 08-22-	26-001	U-UUU- 1	17100		Ro	II Yea	r 202	24 Sta	atus: A			Card #	1	of 1
					,	Only			laneous F records a	eatures re reflected l	below				
Code		Descrip	tion	T	Units	T	Туре	U	nit Price	Year Blt	Effect Y	r RCN	%Goo	d A	Apr Value
								Ru	ilding Per	mite					
Roll Year	r Permit	ID	Issue Da	ate Co	mp Da	te T	Am	ount	Type		Descrip	otion	Review	Date	CO Date
2010				-16-201			254,90		SFR 633 AR			02-16-2		00 24.0	
				Sales Inf		ion							Exemptions		
Instrur	ment No	 	/Page	Sale Da		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Desc	ription	Year	Amount
		4447 4348 3807	1853 2275 1951	01-23-20 06-28-20 08-10-20	013	CT QC WD	U U Q	U U Q		170,100 100 186,300)		Tota		0.00
			<u> </u>		\perp								ıola	<u>'l</u>	0.00
Land Va	llue Bldg	ı Value	Misc	Value	Market	Valu	e De	Va eferred	Amt A		Cnty Ex A	mt Co Tax \	Val Sch Tax	Val Pr	revious Valu

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

LCPA Property Record Card Roll Year 2024 Status: A 2024-0604 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of

Property Location

Site Address 13436 DEBBIE LN CLERMONT FL 34715

Mill Group 0003 NBHD 2254

Property UseLast Inspection00100SINGLE FAMILYPJF 01-01-202

Current Owner

DEMARSICO GEORGE & JENNIFER

13436 DEBBIE LN

CLERMONT FL 34715

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Depui	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	75,000.00	0.0000	1.25	1.000	1.000	0	93,750
		T		0.00	0.70.01.10							00.750
		Total A	cres	0.00	JV/Mkt 0			lota	l Adj JV/Mk	[]		93,750
	Cla	assified A	cres	0	Classified JV/Mkt 93	,750		Classified	d Adj JV/Mk	i i		0
	Sketch											

Bldg 1 1 of 1 267,375 Deprec Bldg Value 259,354 Multi Story 0 Sec Replacement Cost SPU (224 sf) OPF CAN (170 sf) (63 sf) OPU (60 sf) (42 sf) OPF CPF (400 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2011	Imp Type	R1	Bedrooms	4
CPF	CARPORT FINISHED	0	400	0	Effective Area	2362				
	FINISHED LIVING AREA	2,362	2,362	2362	Base Rate	95.27	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	184	0	Building RCN	267,375	Quality Grade	655	Half Baths	1
OPU	OPEN PORCH UNFINIS	0	60	0	o o	•	Quality Oraco	000	rian Banio	'
	PATIO UNCOVERED	0	170	0	Condition	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	224	0	% Good	97.00	7.			·
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,362	3,400	2,362	Building RCNLD	259,354	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0604 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

	Non Tour 2024 Otatus. A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	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		SCRN RM	04-27-2017							
2012	2011020082	02-14-2011	12-21-2011	1,583		CP 18X20	12-21-2011							
2012	2009100321	02-03-2011	12-21-2011	271,104		SFR FOR 2012	12-21-2011							
2011	2009100321	01-01-2010	02-03-2011	271,104		SFR 13436 DEBBIE LN	02-03-2011							
2009	1	01-16-2008	01-23-2009]		CK IMPS FOR 09	01-23-2009							
2008	SALE	01-01-2007	01-16-2008	1	0000	CHECK VALUE								

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Code	Description	Year	Amount					
2023066237	6153	2115	06-02-2023	WD	Q	01	1	530,000	039	HOMESTEAD	2024	
2018038415	5089	2018	03-27-2018	WD	Q	Q	1	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
						Val	uo Summ	25/				

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

LCPA Property Record Card Roll Year 2024 Status: A 2024-0604 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 404 ARBOR POINTE AVE

Mill Group

MINNEOLA FL 34715 0MI1 NBHD 0583

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner

BISNAUTH LEELAWATTIE

CARROLLTON VA 23314

Legal Description

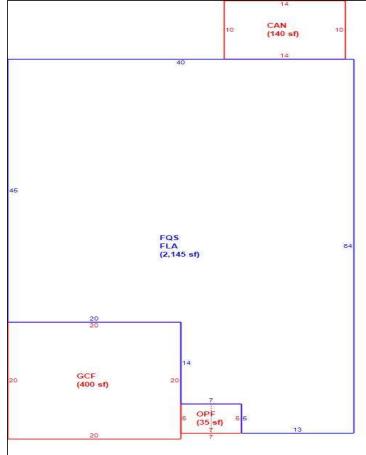
13150 PARKSIDE CT

RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 83 ORB 4448 PG 71 ORB 5437 PG 2178

Lan	and 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		
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 1				l I Adj JV/MI I Adj JV/MI			110,880		

Sketch

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



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,145	, -	2145	Effective Area	2681	No Charina		Cull Datha	
FQS	FINISHED AREA QUART	536	· · ·	536	Base Rate	99.29	No Stories	1.25	Full Baths	3
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	400 35	0	Building RCN	311,738	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	140	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	,,	١ ٠
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,681	4,865	2,681	Building RCNLD	302,386	Roof Cover	3	Type AC	03

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

110,880

302,386

413,266

LCPA Property Record Card Roll Year 2024 Status: A

2024-0604 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Parceril	J 00-22-	-20-001	0-000-0	06300		Rol	II Yea	r 202	24 Sta	itus: A			Calu #	ı	01 1
Miscellaneous Features *Only the first 10 records are reflected below															
Code		Descrip	tion	T	Unit		Туре		nit Price	Year Blt	Effect Yr	RCN	%Good	ΙΙΔη	r Value
Oode		Безепр	ilon		Offic	.5	Турс	- 0	III I IIOC	Tear Dit	Lilect II	TON	700000	, ,,,	n value
									ilding Peri	mits					
Roll Year			Issue Da		mp Da		Am	ount	Туре		Descrip		Review [CO Date
2010	230-09-08	8	07-10-20	009 02	-17-20	010		362,25	55 0001	SFR 404 ARI	BOR POIN	ITE AVE	02-17-20	010	
				0-1 1	£	4:						F			
Instrun	nent No	Book	/Page	Sales In		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	mptions	Year	Amount
	046608	6129	1066	04-10-2		WD	Q	01	, ac, iiip	484,500	_	Восоприо		1001	7 111104111
	046608 031167	5437	2178	03-10-2		WD	U	11		100					
20200	J31101	4448	0071	03-10-20		WD	U	Ü		199,000					
	4438 0071 02-27-2014 WI									199,000					
		3844	1750	11-19-20		WD	U Q	U Q	¦	206,000					
		00.4			"	5	_	~	'						
													Total		0.00
								Va	lue Summ	ary					
Land Val	lue Bldg	g Value	Misc	Value	Marke	et Valu	e De	eferred	Amt As	ssd Value (Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val Pre	vious Valu
	•										-				

413266

0.00

413266

413266

410,710

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

Current Owner

500 ARBOR POINTE DR

RUCKER JOHN & JENNIFER

MINNEOLA FL 34715 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0604 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 500 ARBOR POINTE AVE

MINNEOLA FL 34715

Mill Group NBHD 0583 0MI1

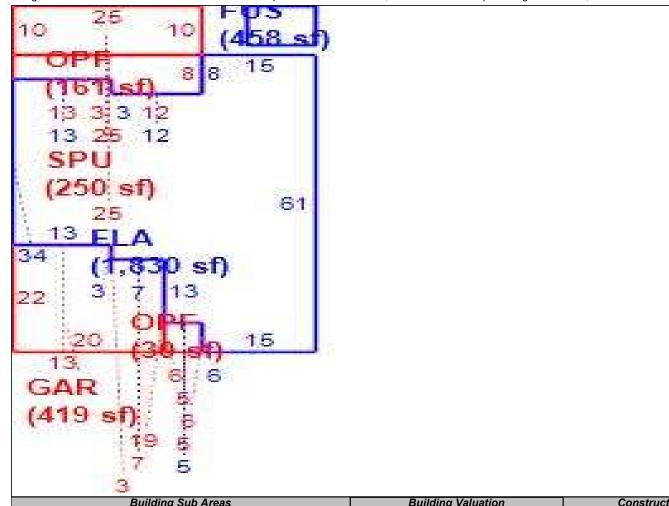
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 91 ORB 6133 PG 33

Lan	and 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		
									 Adj JV/M Adj JV/M			110,880		

Sketch Bldg 1 of 1 Replacement Cost 280,792 Deprec Bldg Value 272,368 Multi Story 1 1 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2010	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,830	1,830		Liiodiivo i iiod	2288			- " B "	
FUS	FINISHED AREA UPPER	458			Base Rate	98.27	No Stories	1.75	Full Baths	3
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	419 191	0	Building RCN	280,792	Quality Grade	670	Half Baths	1
SPU	SCREEN PORCH UNFIN	0	250	0	Condition	EX	Wall Type	00	Heat Type	_
				· ·	% Good	97.00	vvali Type	03	пеастуре	6
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,288	3,148	2,288	Building RCNLD	272.368	Roof Cover	3	Type AC	03

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

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Code	Description	Year	Amount					
2023049531 2020083061	6133 5515 3912	0033 1545 1988	04-21-2023 07-17-2020 05-14-2010	WD WD WD	000	01 01 Q		515,000 339,000 225,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
						Total		50,000.00				
						Val	ua Cumm	OW.				

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	457.311

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