



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3871756**

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 # 2024-0605	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 for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0822260010-000-18000 535 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

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

Petition # 2024-0605	Alternate Key: 3871756	Parcel ID: 08-22-26-0010-000-18000
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 535 ARBOR POINTE AVE MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 428,537	\$ 428,537
2. Assessed or classified use value, *if applicable	\$ 331,940	\$ 331,940
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 331,940	\$ 331,940

*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#	3871756	3871659	3902369	3902770
Address	535 ARBOR POINTE AVE MINNEOLA	404 ARBOR POINTE AVE MINNEOLA	1310 GATEWOOD AVE MINNEOLA	4057 SILK OAK LN MINNEOLA
Proximity				
Sales Price		\$484,500	\$542,500	\$610,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	2.00%	0.80%
Adjusted Sale		\$427,329	\$471,975	\$523,380
\$/SF FLA	\$157.84 per SF	\$159.39 per SF	\$167.13 per SF	\$176.82 per SF
Sale Date		4/10/2023	7/31/2023	10/26/2023
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	2,715	2,681	1700	2,824	-5450	2,960	-12250
Year Built	2009	2009		2018		2018	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	3.0		2.1	2500	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	Y	-20000
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		School		House	
		Net Adj. 0.4%	1700	-Net Adj. 0.6%	-2950	-Net Adj. 6.2%	-32250
		Gross Adj. 0.4%	1700	Gross Adj. 1.7%	7950	Gross Adj. 6.2%	32250
Adj. Sales Price	Market Value \$428,537	Adj Market Value	\$429,029	Adj Market Value	\$469,025	Adj Market Value	\$491,130
	Value per SF 157.84						

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.

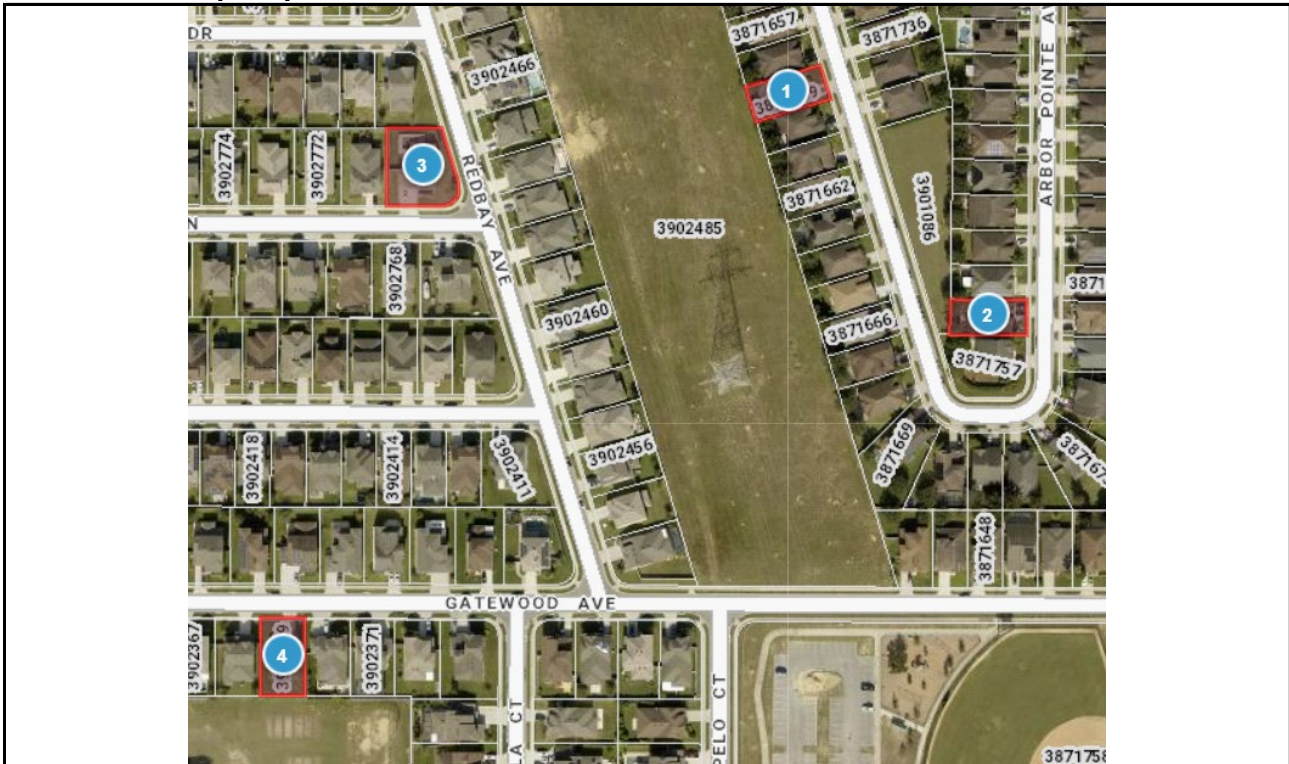
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:

DATE

2024-0605 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3871659	404 ARBOR POINTE AVE MINNEOLA	0
2	Subject	3871756	535 ARBOR POINTE AVE MINNEOLA	-
3	Comp 3	3902770	4057 SILK OAK LN MINNEOLA	0
4	Comp 2	3902369	1310 GATEWOOD AVE MINNEOLA	0
5				
6				
7				
8				

Alternate Key 3871756
 Parcel ID 08-22-26-0010-000-18000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0605 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

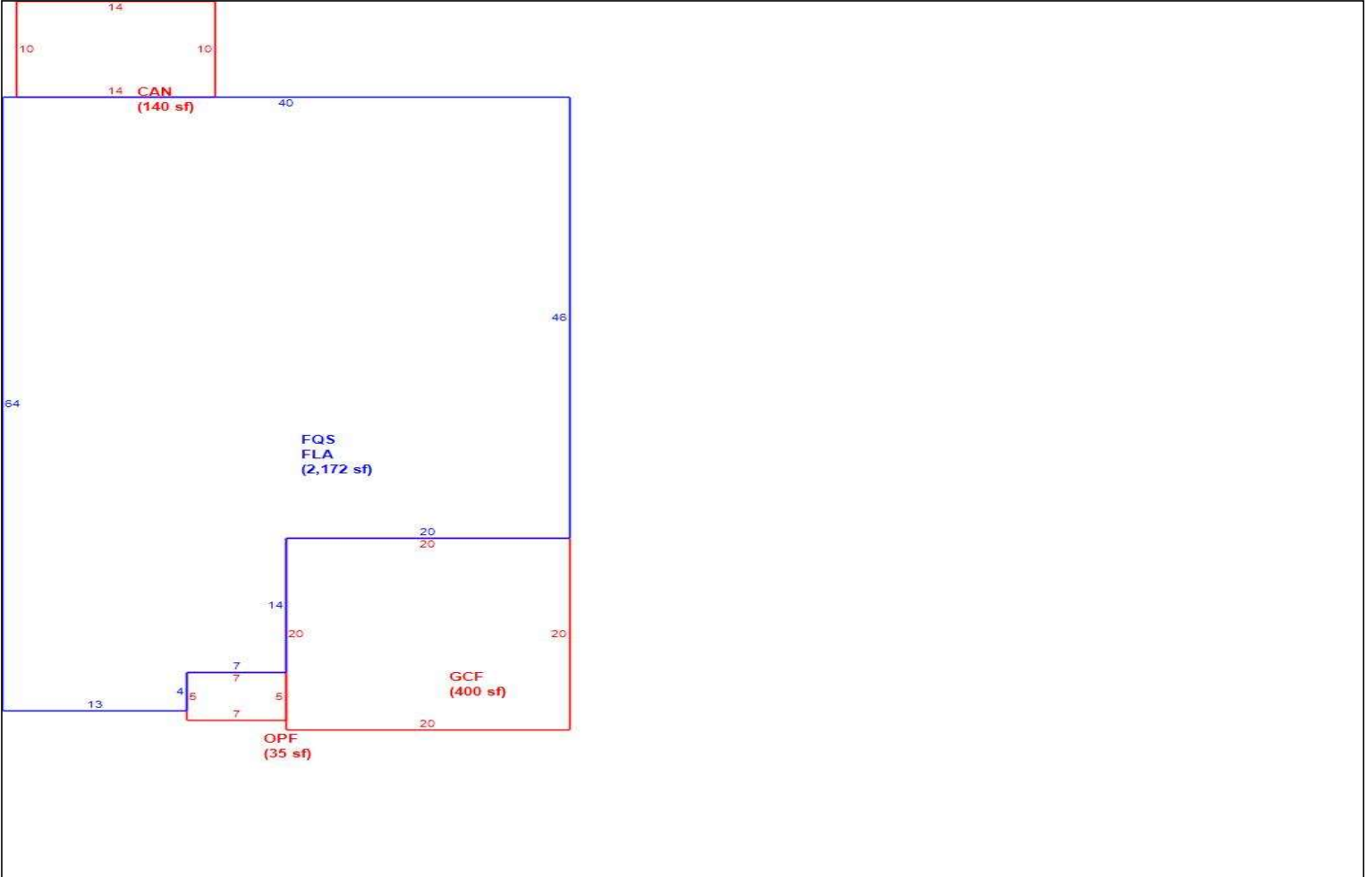
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 535 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 180 ORB 4740 PG 463

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 314,780 Deprec Bldg Value 305,337 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	2,172	2,172	2172	2009	2175	No Stories	1.25	Full Baths	3
FQS	FINISHED AREA QUART	543	2,172	543		99.14	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	400	0		314,780	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	35	0		97.00	% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	140	0		0	Functional Obsol	0	Fireplaces	0
TOTALS		2,715	4,919	2,715		305,337	Building RCNLD	305,337	Roof Cover	3
									Type AC	03

Alternate Key 3871756
 Parcel ID 08-22-26-0010-000-18000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0605 Subject
 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	367-15-08	08-13-2015	11-20-2015	3,650	0002	INT RENO	11-20-2015		
2010	44-09-03	03-09-2009	02-16-2010	355,375	0001	SFR 535 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
2016015187	4740	0463	02-10-2016	WD	U	U	I	222,000			
	4700	2234	08-20-2015	WD	U	U	I	100			
	4626	2482	05-06-2015	CT	U	U	I	100			
	3795	0023	06-26-2009	WD	Q	Q	I	206,900			
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	305,337	0	428,537	96597	331940	0.00	331940	428537	423,665	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0605 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

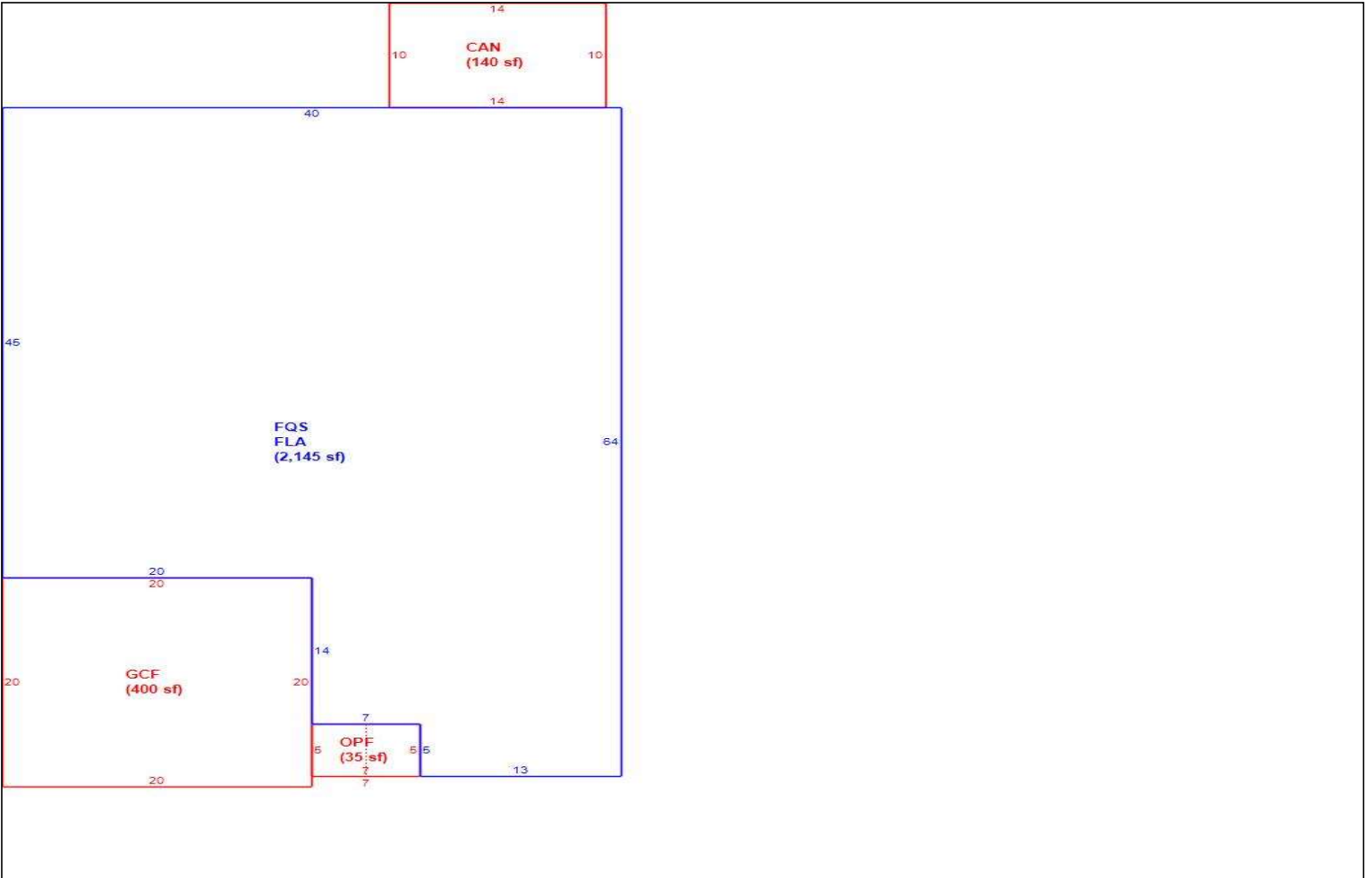
Current Owner		
BISNAUTH LEELAWATTIE		
13150 PARKSIDE CT		
CARROLLTON	VA	23314

Property Location		
Site Address 404 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	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 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 Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,145	2,145	2145	Effective Area	2681	No Stories	1.25	Full Baths	3
FQS	FINISHED AREA QUART	536	2,145	536	Base Rate	99.29	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	311,738	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	35	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	140	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,681	4,865	2,681	Functional Obsol	0	Building RCNLD	302,386		

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0605 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	
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	484,500					
2020031167	5437	2178	03-10-2020	WD	U	11	100					
	4448	0071	02-27-2014	WD	U	U	199,000					
	4438	2434	02-05-2014	WD	U	U	199,000					
	3844	1750	11-19-2009	WD	Q	Q	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	410,710	

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 3902369
Parcel ID 08-22-26-0020-000-01500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0605 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

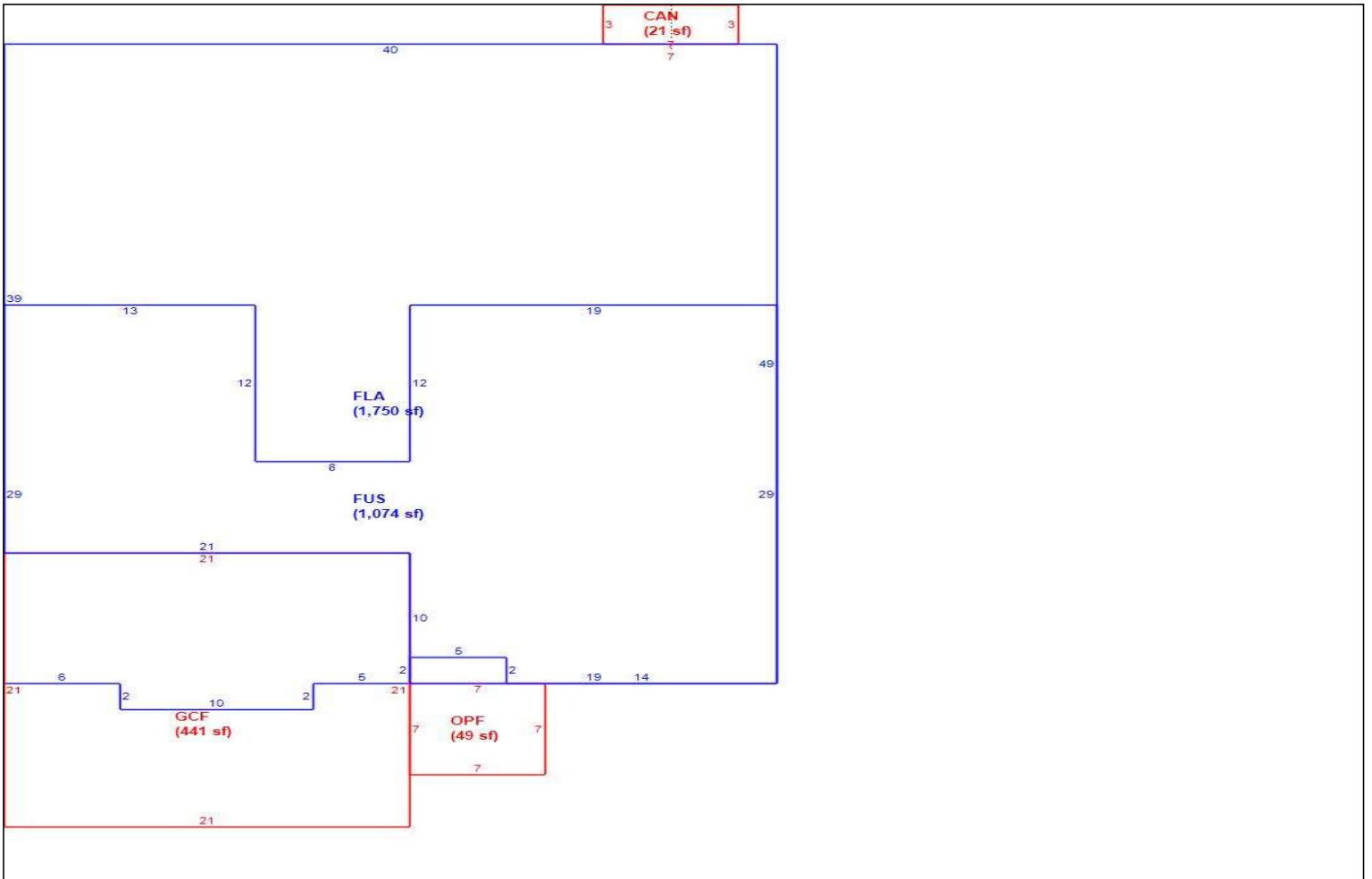
Current Owner		
TRAN PHONG D AND GAM T NGUYEN		
1310 GATEWOOD AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 1310 GATEWOOD AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
THE RESERVE AT MINNEOLA PHASE 3A PB 68 PG 1-5 LOT 15 ORB 6187 PG 2111

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 357,865 Deprec Bldg Value 347,129 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,750	1,750	1750	Effective Area	2824	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,074	1,074	1074	Base Rate	108.32	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	357,865	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	49	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	21	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,824	3,335	2,824	Building RCNLD	347,129				

Alternate Key 3902369
 Parcel ID 08-22-26-0020-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0605 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	
2019	786-17-09	01-01-2018	12-13-2018	227,853	0001	SFR FOR 19	12-13-2018		
2018	786-17-09	09-07-2017	12-12-2017	227,853	0001	SFR 4BR 1310 GATEWOOD AVE	12-12-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023093788	6187	2111	07-31-2023	WD	Q	01	I	542,500	039	HOMESTEAD	2024	25000
2018040231	5091	2072	03-28-2018	WD	Q	Q	I	324,600	059	ADDITIONAL HOMESTEAD	2024	25000
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	347,129	0	470,329	0	470329	50,000.00	420329	445329	445,264	

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 3902770
Parcel ID 08-22-26-0021-000-15300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0605 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

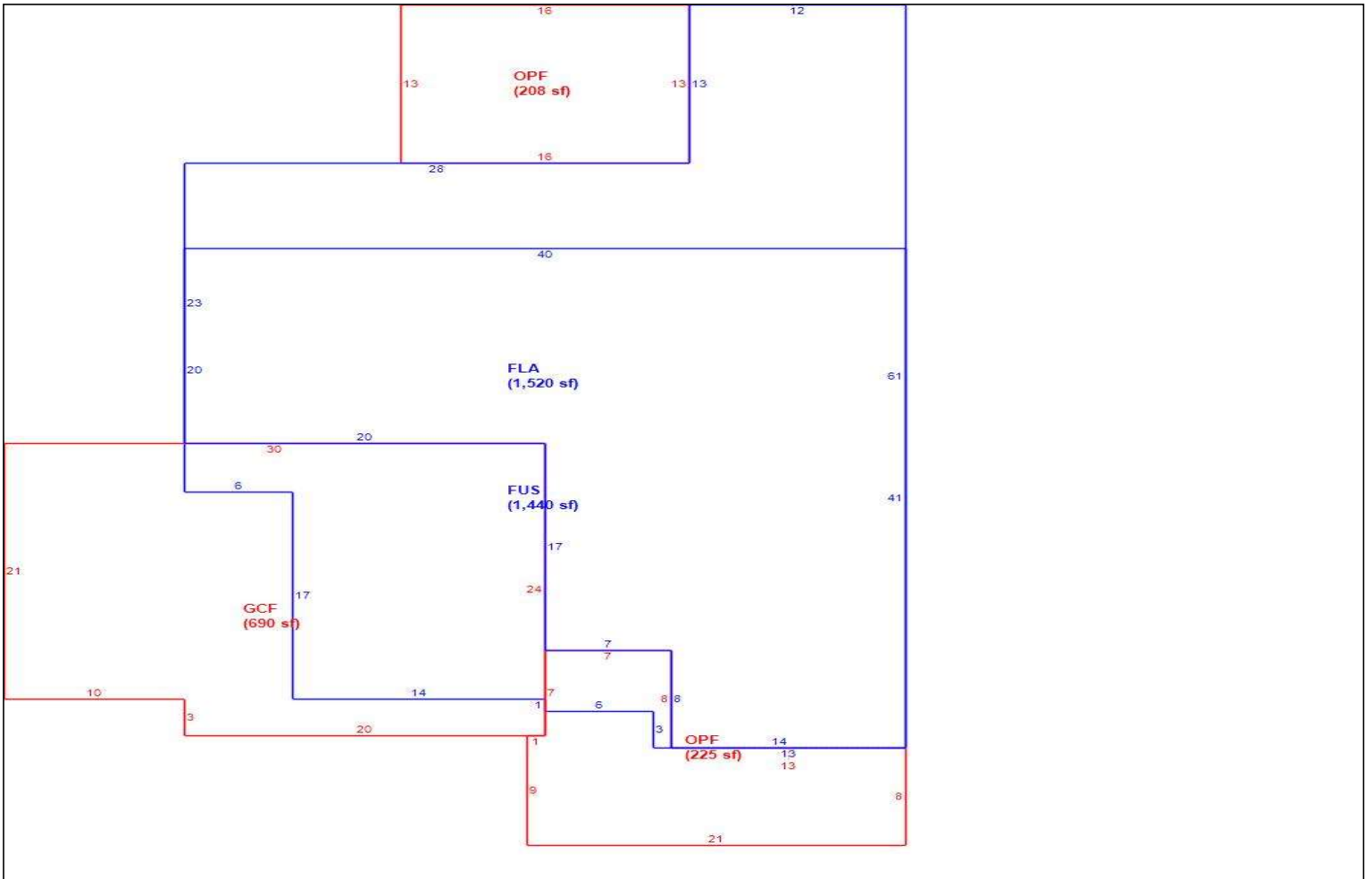
Current Owner			
SITMER MATTHEW E			
4057 SILK OAK LN			
MINNEOLA	FL	34715	

Property Location			
Site Address 4057 SILK OAK LN			
MINNEOLA FL 34715			
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	02-16-202

Legal Description
THE RESERVE AT MINNEOLA PHASE 3B PB 68 PG 11-12 LOT 153 ORB 6234 PG 63

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	1.100	1.000	0	135,520
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		135,520		
Classified Acres		0		Classified JV/Mkt		135,520		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 380,737
Deprec Bldg Value 369,315		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	2960	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,440	1,440	1440	Base Rate	107.68	Quality Grade	680	Half Baths	0
GAR	GARAGE FINISH	0	690	0	Building RCN	380,737	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	433	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00	Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		2,960	4,083	2,960	Building RCNLD	369,315				

Alternate Key 3902770
 Parcel ID 08-22-26-0021-000-15300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0605 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
POL4	SWIMMING POOL - RESIDENTIAL	302.00	SF	52.50	2020	2020	15855.00	92.50	14,666
PLD3	POOL/COOL DECK	856.00	SF	7.33	2020	2020	6274.00	92.50	5,803
PUG2	POOL UPGRADE	1.00	UT	4000.00	2020	2020	4000.00	92.50	3,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	601-20-06	06-19-2020	02-16-2021	32,000	0003	POL W/DECK	10-13-2020		
2021	NICK	01-01-2020	02-16-2021	1	0008	CHECK ALL IMPS	02-16-2021		
2019	703-18-05	05-14-2018	12-18-2018	237,816	0001	SFR 4057 SILK OAK LN	12-18-2018		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023132836	6234	0063	10-26-2023	WD	Q	01	I	610,000	039	HOMESTEAD	2024	25000
2022027374	5904	1738	02-22-2022	WD	Q	01	I	577,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019024211	5244	0489	02-28-2019	WD	Q	Q	I	350,000				
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	
135,520	369,315	24,169	529,004	0	529004	50,000.00	479004	504004	502,398	

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.