



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3808004*

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0606</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>INV_HOME; 2018-3 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0822260050-000-01300 1034 Jayhil Dr</i>
Phone <i>954-740-6240</i>	Email <i>ResidentialAppeals@ryan.com</i>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0606	Alternate Key: 3808004	Parcel ID: 08-22-26-0050-000-01300	
<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> 1034 JAYHIL DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 363,656	\$ 363,656	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 295,620	\$ 295,620	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 295,620	\$ 295,620	

\*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>	3808004	3808043	3823722	3823758
<b>Address</b>	1034 JAYHIL DR MINNEOLA	901 JAYHIL DR MINNEOLA	1214 JAYHIL DR MINNEOLA	1038 WHITE BARK CT MINNEOLA
<b>Proximity</b>		0.31 Miles	0.39 Miles	0.43 Miles
<b>Sales Price</b>		\$415,000	\$410,000	\$415,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	0.00%	0.80%
<b>Adjusted Sale</b>		\$361,050	\$348,500	\$356,070
<b>\$/SF FLA</b>	\$156.75 per SF	\$143.73 per SF	\$171.93 per SF	\$132.37 per SF
<b>Sale Date</b>		7/20/2023	12/11/2023	10/27/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	2,320	2,512	-9600	2,027	14650	2,690	-18500
<b>Year Built</b>	2002	2003		2004		2004	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.1	-2500	2.0		2.1	-2500
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	Y	N	20000	Y	0	N	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	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 2.2%	7900	Net Adj. 4.2%	14650	-Net Adj. 0.3%	-1000
		Gross Adj. 8.9%	32100	Gross Adj. 4.2%	14650	Gross Adj. 11.5%	41000
<b>Adj. Sales Price</b>	Market Value <b>\$363,656</b>	Adj Market Value	<b>\$368,950</b>	Adj Market Value	<b>\$363,150</b>	Adj Market Value	<b>\$355,070</b>
	Value per SF 156.75						

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.

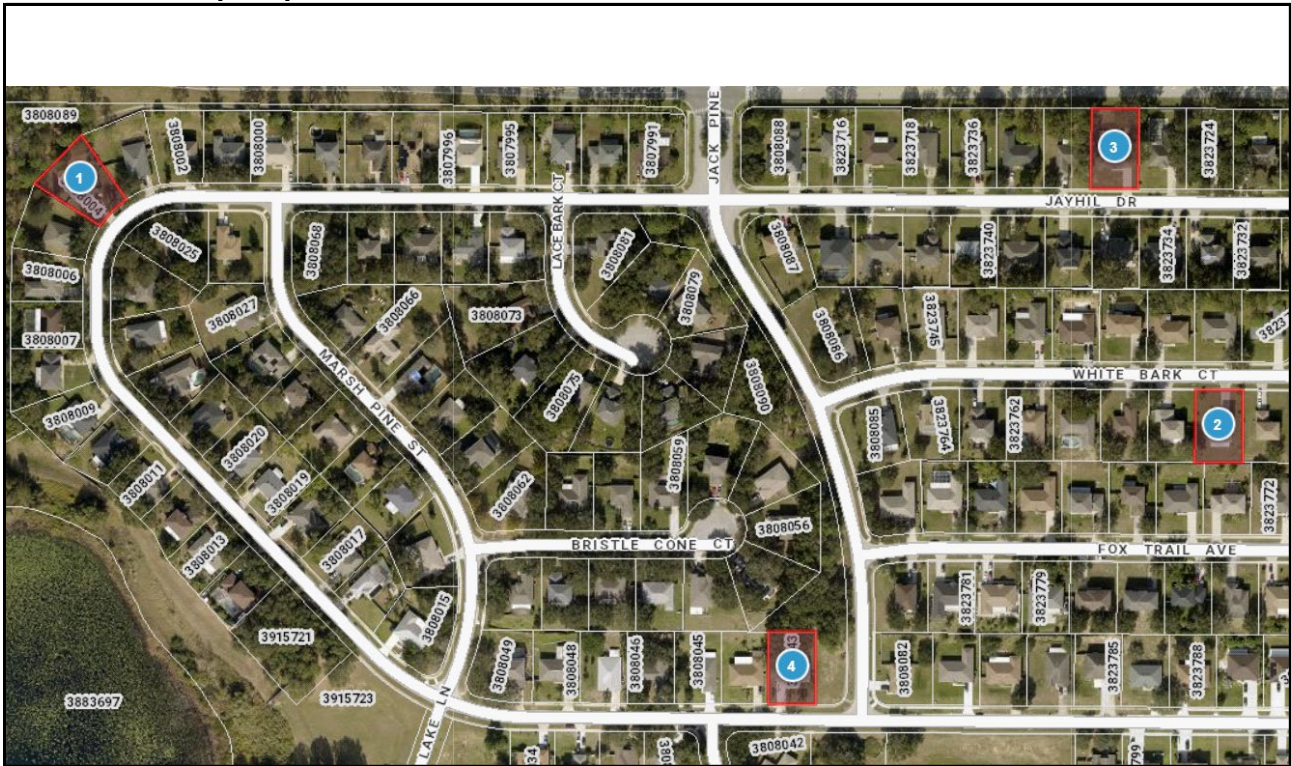
**DEPUTY:**

[Redacted]

**DATE**

[Redacted]

**2024-060€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3808004	1034 JAYHIL DR MINNEOLA	-
2	Comp 3	3823758	1038 WHITE BARK CT MINNEOLA	0.43
3	Comp 2	3823722	1214 JAYHIL DR MINNEOLA	0.39
4	Comp 1	3808043	901 JAYHIL DR MINNEOLA	0.31
5				
6				
7				
8				

Alternate Key 3808004  
 Parcel ID 08-22-26-0050-000-01300

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

2024-0606 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

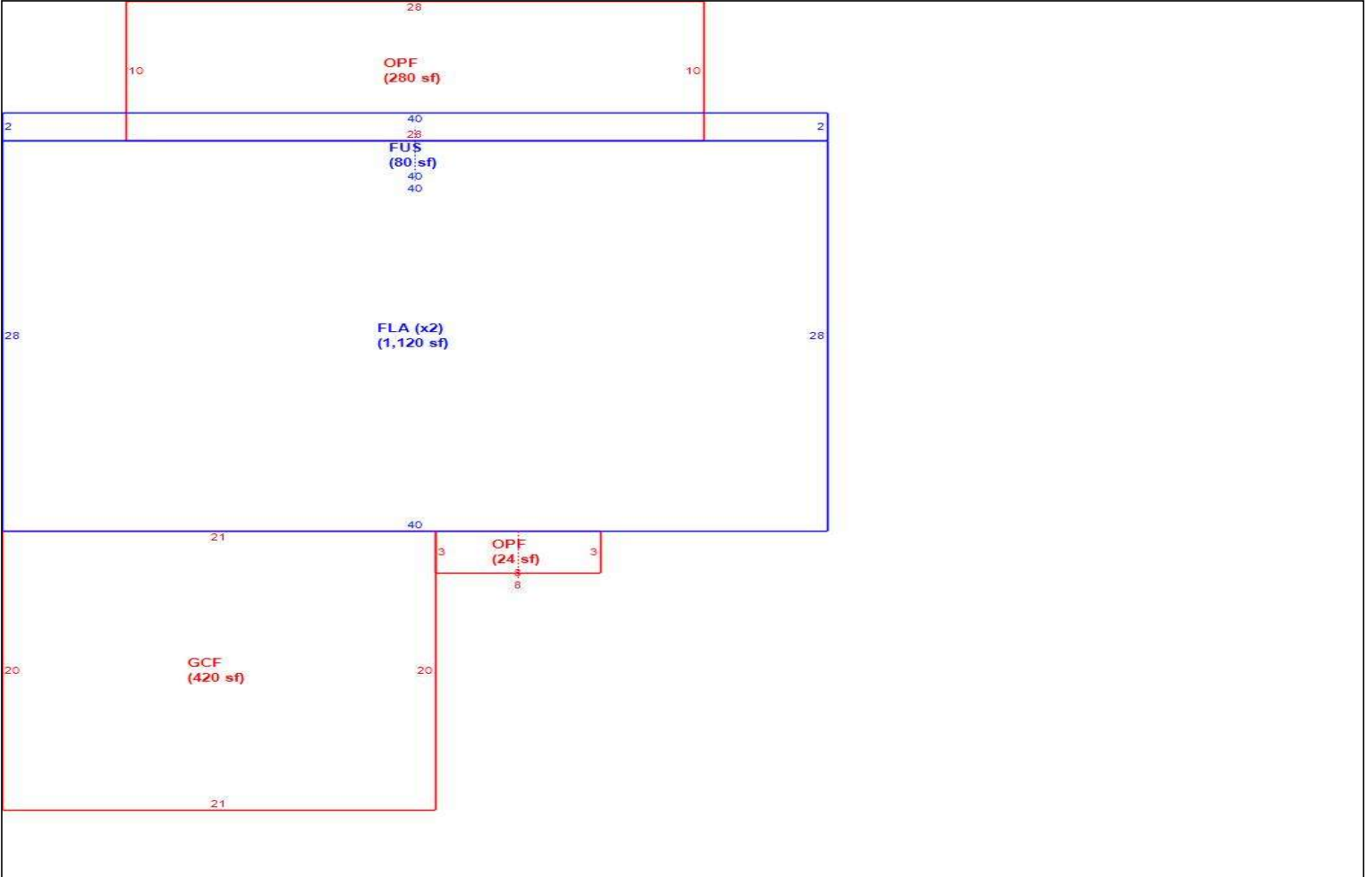
Current Owner		
2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1034 JAYHIL DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, PINE BLUFF PHASE I SUB LOT 13 PB 46 PGS 55-58 ORB 5135 PG 1894

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,006 Deprec Bldg Value 258,026 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,240	2,240	2240	Effective Area	2320	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	80	80	80	Base Rate	95.95	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	266,006	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	304	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good			97.00	Functional Obsol			0	
		Building RCNLD			0	Roof Cover			3	Type AC
TOTALS		2,320	3,044	2,320	Building RCNLD	258,026	Roof Cover	3	Type AC	03

Alternate Key 3808004  
 Parcel ID 08-22-26-0050-000-01300

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

2024-0606 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
POL3	SWIMMING POOL - RESIDENTIAL	390.00	SF	46.00	2007	2007	17940.00	85.00	15,249
PLD3	POOL/COOL DECK	464.00	SF	7.33	2007	2007	3401.00	70.00	2,381

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	362-06-10	05-19-2007	04-17-2008	25,000	0000	POL FOR 08	04-17-2008		
2007	362-06-10	10-11-2006	05-19-2007	25,000	0000	POOL			
2003	285-02-07B	06-07-2002	02-04-2003	133,400	0000	SFR/1034 JAYHIL DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135	1894	06-28-2018	WD	U	M	I	0			
	4646	1567	06-25-2015	WD	U	M	I	100			
	4362	2348	07-24-2013	CT	U	U	I	153,000			
	2272	1604	02-26-2003	WD	Q	Q	I	143,900			
	2109	1882	05-03-2002	WD	U	M	V	1			
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
88,000	258,026	17,630	363,656	68036	295620	0.00	295620	363656	307,982

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Alternate Key 3808043  
 Parcel ID 08-22-26-0050-000-05200

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

2024-0606 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

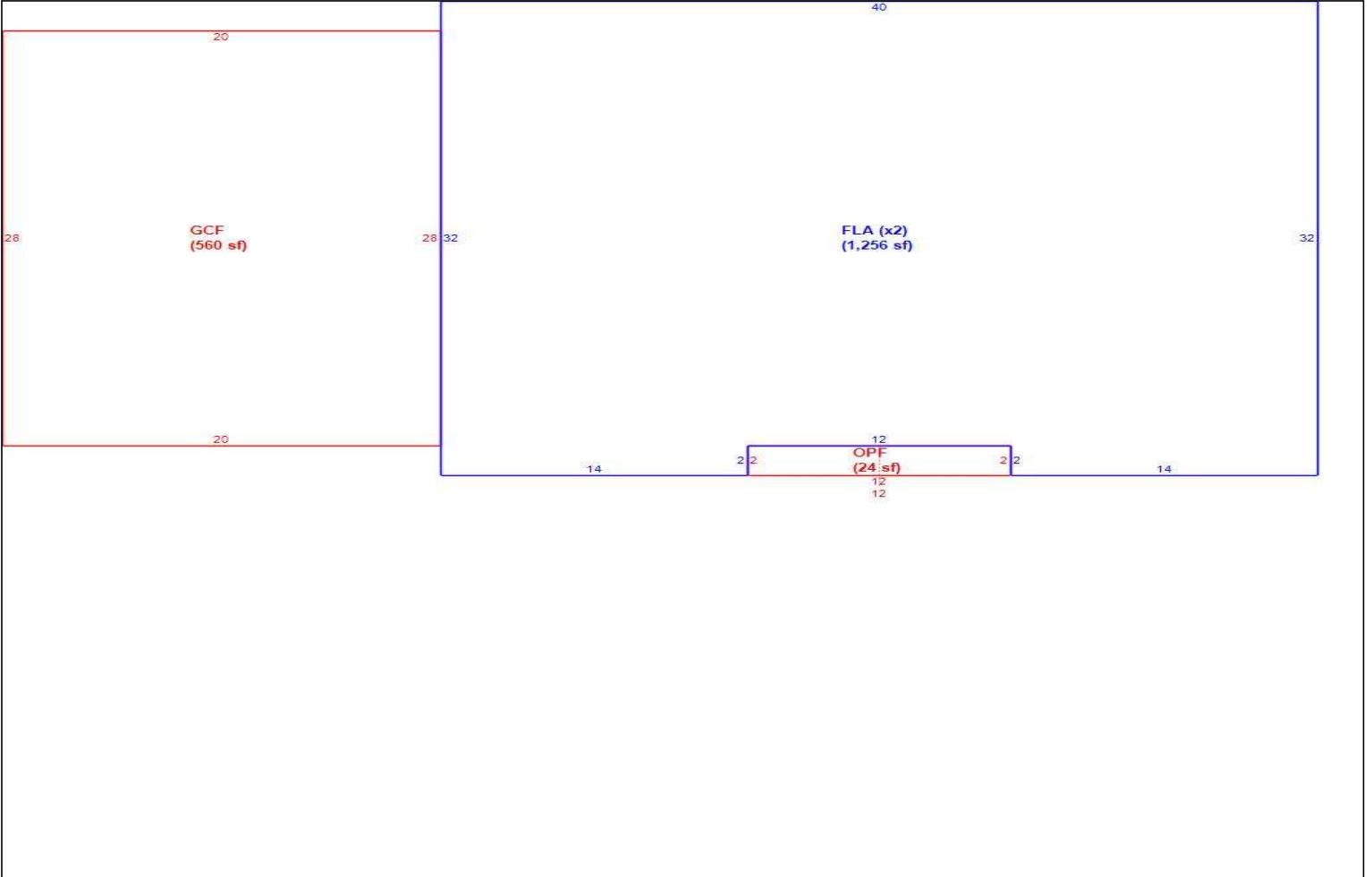
Current Owner		
RUPNARAIN MICHAEL & CHAVISHTI		
901 JAYHIL DR		
MINNEOLA	FL	34715

Property Location			
Site Address 901 JAYHIL DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, PINE BLUFF PHASE I SUB LOT 52 PB 46 PGS 55-58 ORB 6183 PG 55

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 287,259	Deprec Bldg Value 278,641	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	4
FLA	FINISHED LIVING AREA	2,512	2,512	2512	2003	2512	94.11	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	560	0	287,259	EX	97.00	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	24	0	EX	97.00	0	Wall Type	03	Heat Type	6
TOTALS		2,512	3,096	2,512	0	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	278,641	278,641	Roof Cover	3	Type AC	03



Alternate Key 3808043  
 Parcel ID 08-22-26-0050-000-05200

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

2024-0606 Comp 1  
 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	
2006 2004	SALE 346-03-06B	01-01-2005 05-22-2003	06-06-2006 02-03-2004	1 153,225	0000 0000	CHECK VALUES SFR			

<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
2023090285	6183	0055	07-20-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
2021024344	5648	1283	02-04-2021	TR	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4146	0641	03-29-2012	WD	U	U	I	121,500				
	3036	0749	12-08-2005	WD	Q	Q	I	285,000				
	2463	1538	11-25-2003	WD	Q	Q	I	160,000				
<b>Total</b>												50,000.00

<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	
88,000	278,641	0	366,641	0	366641	50,000.00	316641	341641	308,083	

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Alternate Key 3823722  
Parcel ID 08-22-26-0055-000-10400

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

2024-0606 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

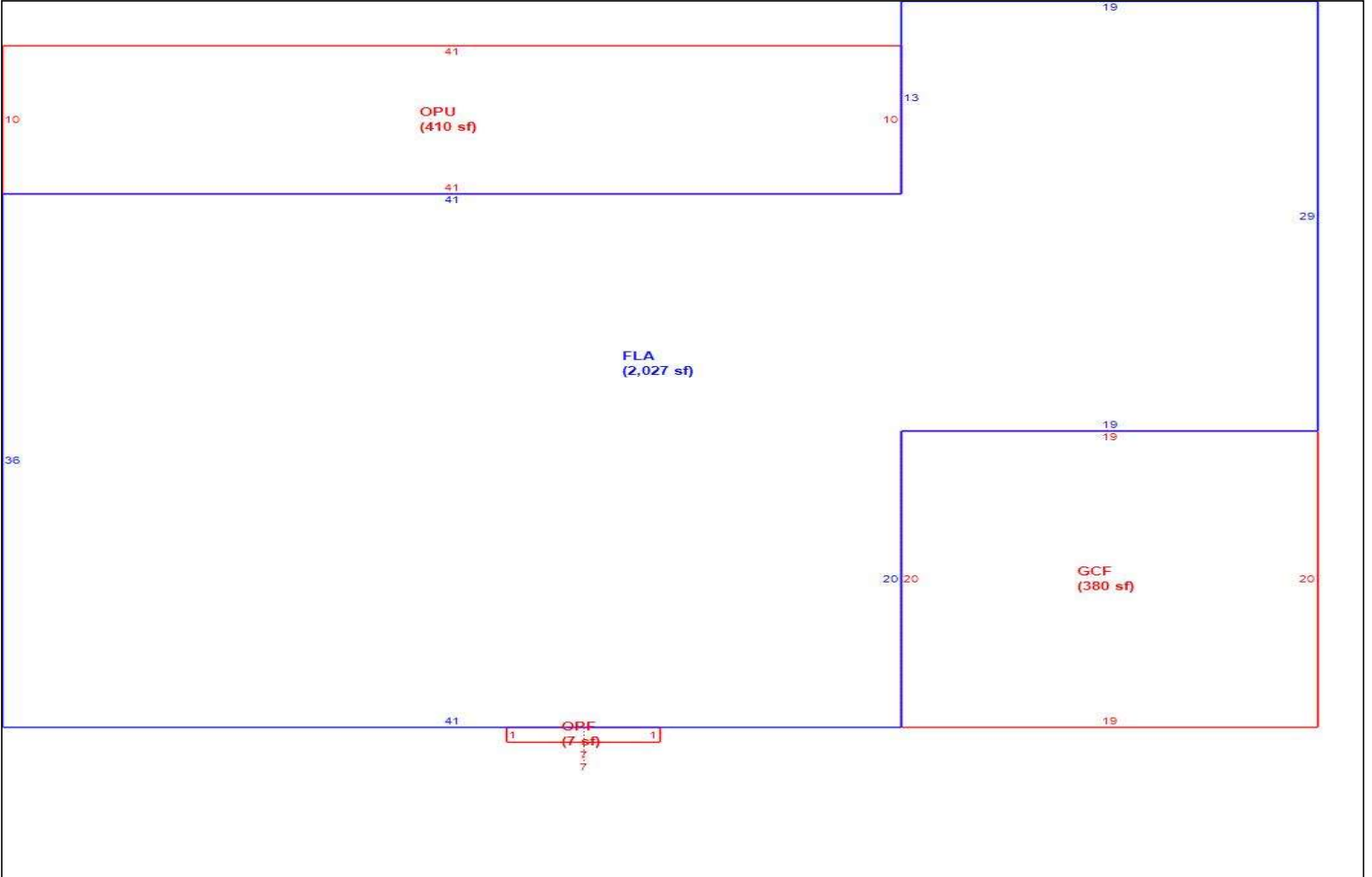
Current Owner			
PRYDE KYLE & KRISTEN			
1214 JAYHIL DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 1214 JAYHIL DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
PINE BLUFF PHASE II PB 50 PG 93-94 LOT 104 ORB 6255 PG 1799

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 260,138
Deprec Bldg Value 252,334		Multi Story 0	



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	3
FLA	FINISHED LIVING AREA	2,027	2,027	2027	2004	2027	108.12	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	260,138	260,138	EX	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	7	0	EX	EX	97.00	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	410	0	97.00	97.00	0	Foundation	3	Fireplaces	0
TOTALS		2,027	2,824	2,027	0	0	0	Roof Cover	3	Type AC	03

Alternate Key 3823722  
 Parcel ID 08-22-26-0055-000-10400

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

2024-0606 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
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2006	2006	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	320.00	SF	5.38	2006	2006	1722.00	70.00	1,205
SEN2	SCREEN ENCLOSED STRUCTURE	1313.00	SF	3.50	2006	2006	4596.00	57.50	2,643

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	551-05-09	05-25-2006	01-04-2007	25,221	0000	POL C-NOTES	01-04-2007		
2007	0064-06-02	02-10-2006	01-04-2007	6,079	0000	SEN POOL	01-04-2007		
2006	551-05-09	09-12-2005	05-25-2006	25,221	0000	POOL			
2005	341-04-04B	03-18-2004	07-06-2004	166,613	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023150621	6255	1799	12-11-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000
2023130342	6231	0262	10-23-2023	WD	Q	01	I	378,400	059	ADDITIONAL HOMESTEAD	2024	25000
2016113412	4856	2093	10-31-2016	WD	Q	Q	I	225,000				
	2635	0929	07-29-2004	WD	Q	Q	I	145,200				
	2481	2310	12-31-2003	WD	U	M	V	1				
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
88,000	252,334	13,844	354,178	0	354178	50,000.00	304178	329178	353,244

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Alternate Key 3823758  
 Parcel ID 08-22-26-0055-000-13800

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

2024-0606 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

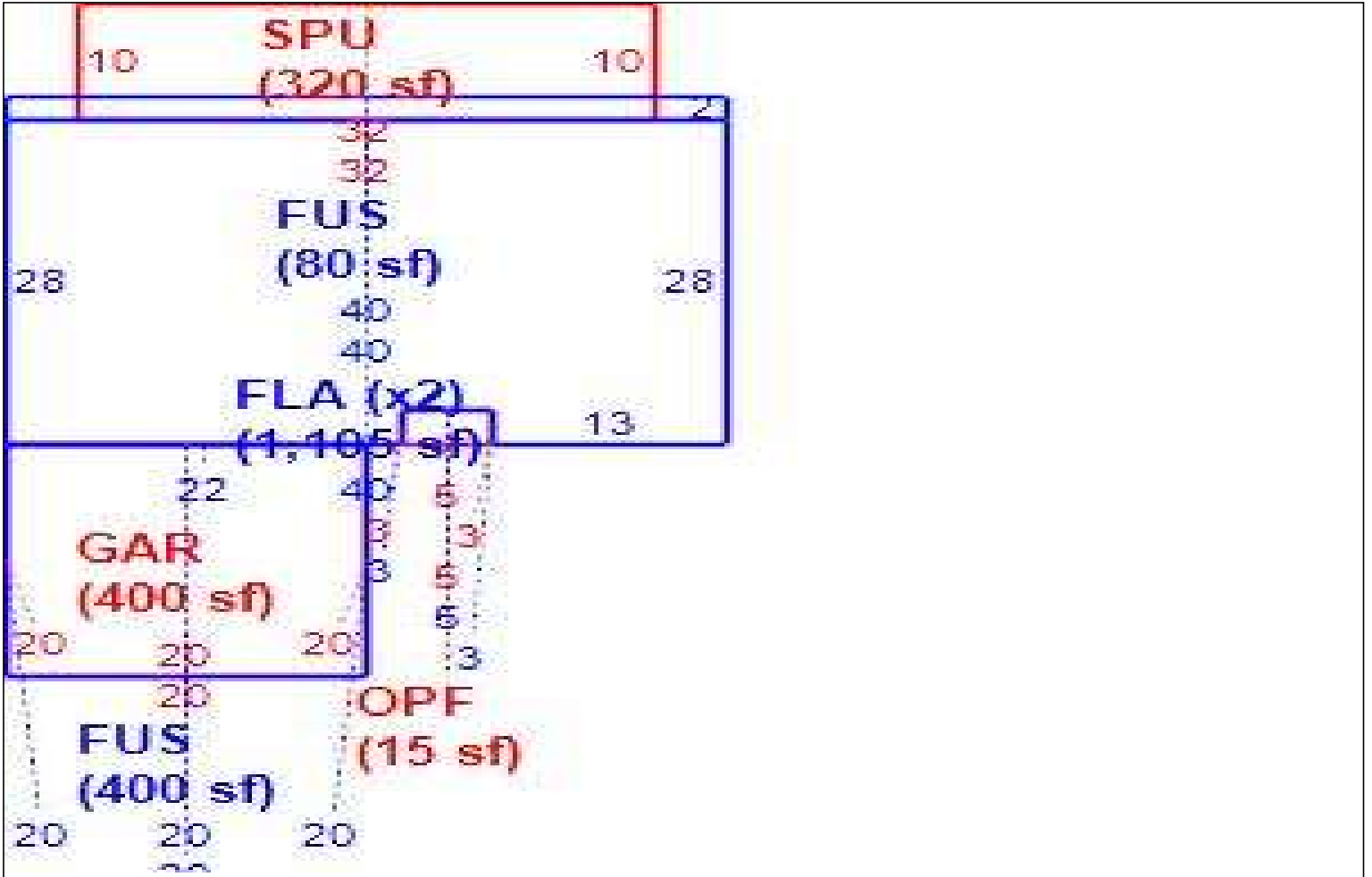
Current Owner		
LU LISA		
1038 WHITE BARK CT		
MINNEOLA	FL	34715

Property Location		
Site Address	1038 WHITE BARK CT	
	MINNEOLA	FL 34715
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 PINE BLUFF PHASE II PB 50 PG 93-94 LOT 138 ORB 6234 PG 1743

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 301,359
Deprec Bldg Value 292,318		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,210	2,210	2210	2004	2690	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	480	480	480		93.42	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	400	0		301,359	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	15	0			% Good	97.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	320	0			Functional Obsol	0	Roof Cover	3
TOTALS		2,690	3,425	2,690		292,318	Building RCNLD		Type AC	03

Alternate Key 3823758  
 Parcel ID 08-22-26-0055-000-13800

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

2024-0606 Comp 3  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	0113-24-01	02-06-2024		5,800	0002	REPL WINDOWS 3			
2005	343-04-04B	03-18-2004	10-29-2004	201,849	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023133413	6234	1743	10-27-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
	2685	0073	10-18-2004	WD	Q	Q	I	178,300	059	ADDITIONAL HOMESTEAD	2024	25000
	2481	2313	12-31-2003	WD	U	M	V	1				
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	
88,000	292,318	0	380,318	0	380318	50,000.00	330318	355318	319,630	

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