



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida-Statutes **3808037**

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 #	2024-0607	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-1 IH Borrower 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 #	0822260050-000-04600 912 Jayhil Dr
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.			
<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

Petition # 2024-0607	Alternate Key: 3808037	Parcel ID: 08-22-26-0050-000-04600	
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 912 JAYHIL DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 355,144	\$ 355,144	
2. Assessed or classified use value, *if applicable	\$ 290,580	\$ 290,580	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 290,580	\$ 290,580	

*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#	3808037	3808043	3823722	3823758
Address	912 JAYHIL DR MINNEOLA	901 JAYHIL DR MINNEOLA	1214 JAYHIL DR MINNEOLA	1038 WHITE BARK CT MINNEOLA
Proximity		0.03 Miles	0.23 Miles	0.20 Miles
Sales Price		\$415,000	\$410,000	\$415,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	0.00%	0.80%
Adjusted Sale		\$361,050	\$348,500	\$356,070
\$/SF FLA	\$160.19 per SF	\$143.73 per SF	\$171.93 per SF	\$132.37 per SF
Sale Date		7/20/2023	12/11/2023	10/27/2023
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	2,217	2,512	-14750	2,027	9500	2,690	-23650
Year Built	2003	2003		2004		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.1	-2500	2.0		2.1	-2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	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. 4.8%	-17250	-Net Adj. 3.0%	-10500	-Net Adj. 7.3%	-26150
		Gross Adj. 4.8%	17250	Gross Adj. 8.5%	29500	Gross Adj. 7.3%	26150
Adj. Sales Price	Market Value \$355,144	Adj Market Value	\$343,800	Adj Market Value	\$338,000	Adj Market Value	\$329,920
	Value per SF 160.19						

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.

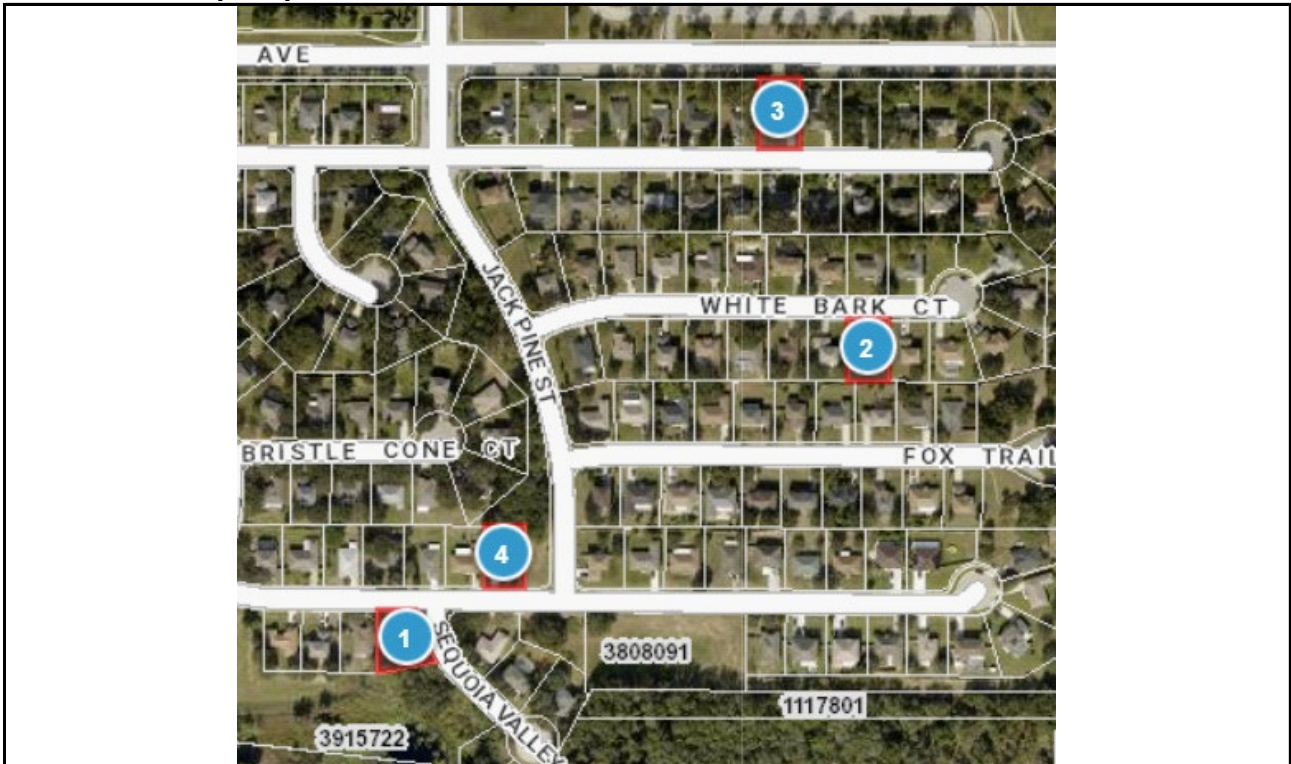
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0607 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3808037	912 JAYHIL DR MINNEOLA	-
2	Comp 3	3823758	1038 WHITE BARK CT MINNEOLA	0.2
3	Comp 2	3823722	1214 JAYHIL DR MINNEOLA	0.23
4	Comp 1	3808043	901 JAYHIL DR MINNEOLA	0.03
5				
6				
7				
8				

Alternate Key 3808037
 Parcel ID 08-22-26-0050-000-04600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0607 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

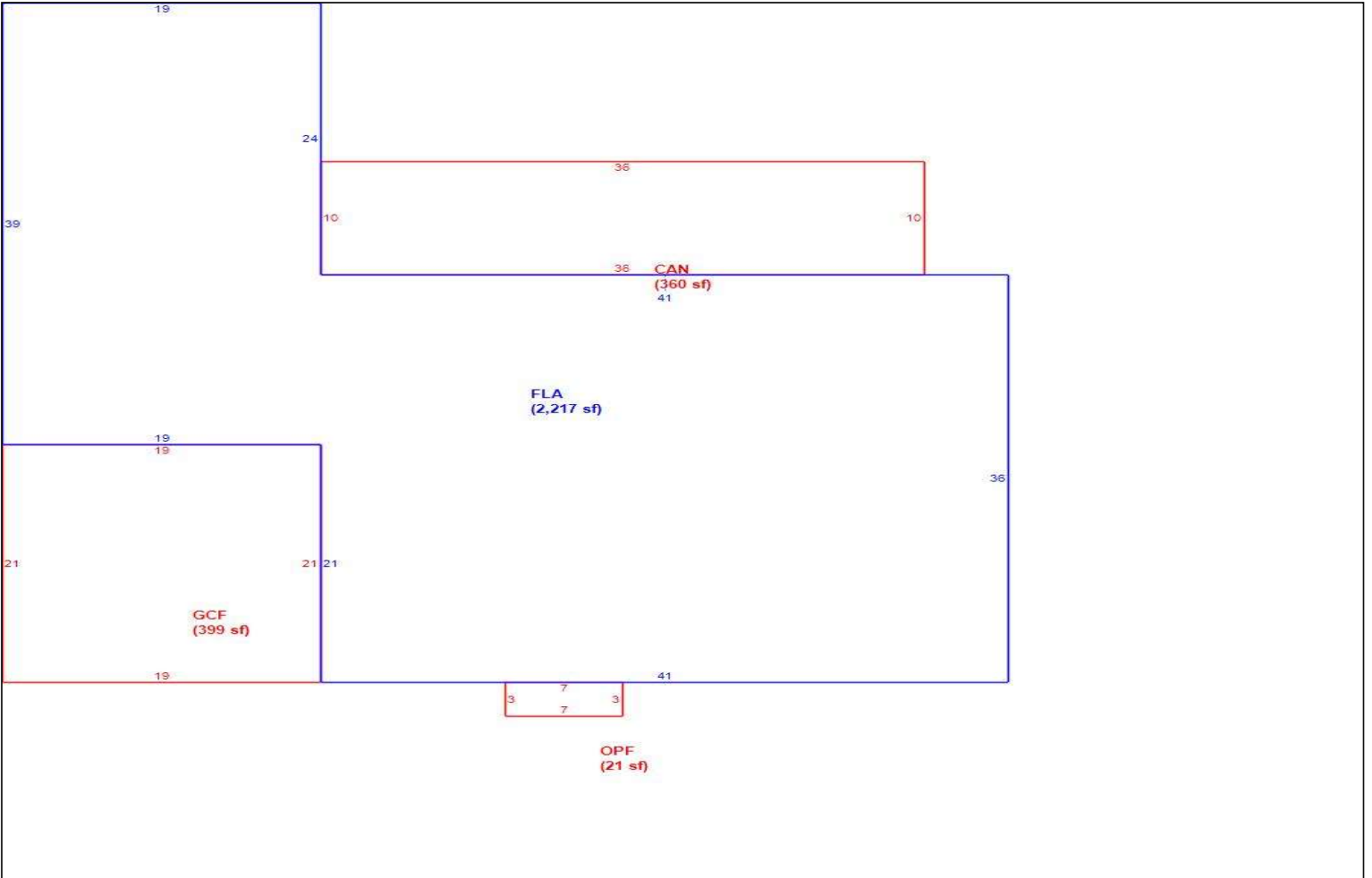
Current Owner		
2018-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 912 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 46 PB 46 PGS 55-58 ORB 4465 PG 2079 ORB 5065 PG 715

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 275,406 Deprec Bldg Value 267,144 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,217	2,217	2217	Effective Area	2217	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	106.07	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	275,406	Condition	EX	Wall Type	03
PAT	PATIO UNCOVERED	0	360	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,217	2,997	2,217	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	267,144				

Alternate Key 3808037
 Parcel ID 08-22-26-0050-000-04600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0607 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	
2014	254-13-07	07-23-2013	01-09-2014	9,700	0002	BP MISSING DESCRIPTION/CONTRAC	01-09-2014		
2014	SALE	01-01-2013	06-03-2014	1	0099	CHECK VALUE	01-09-2014		
2004	81-03-02B	02-17-2003	02-03-2004	136,052	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016012	5065	0715	02-08-2018	WD	U	M	I	100			
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4345	1099	07-01-2013	CT	U	U	I	140,000			
	4297	0217	03-21-2013	QC	U	U	I	100			
	2770	1704	02-22-2005	WD	U	U	I	118,500			
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	267,144	0	355,144	64564	290580	0.00	290580	355144	334,858	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0607 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

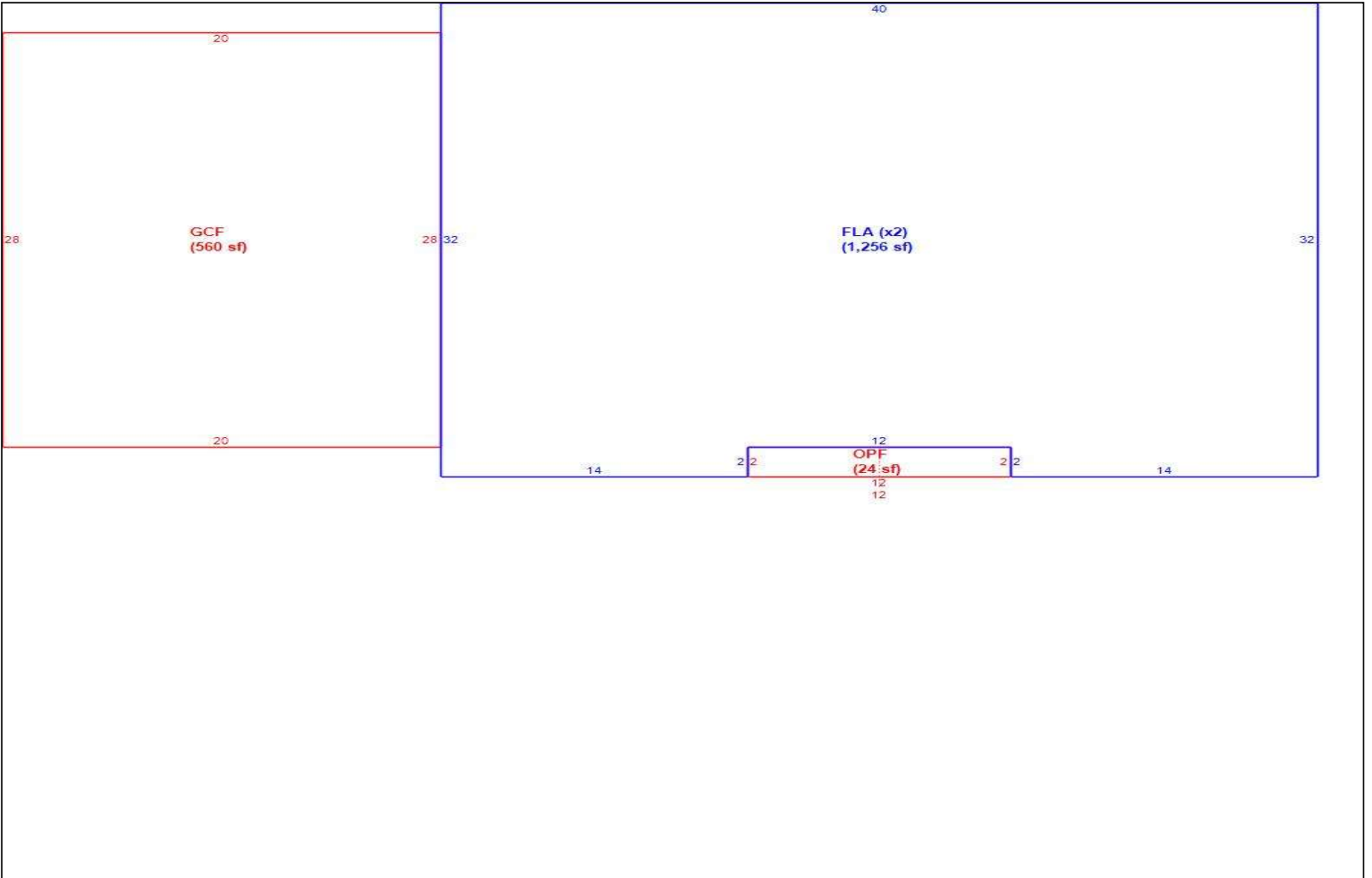
Current Owner		
RUPNARAIN MICHAEL & CHAVISHTI		
901 JAYHIL DR		
MINNEOLA	FL	34715

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		Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,512	2,512	2512	2003	2512	No Stories	2.00	Full Baths	2	
GAR	GARAGE FINISH	0	560	0	94.11	287,259	Quality Grade	670	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	24	0	EX	97.00	Wall Type	03	Heat Type	6	
						0	Foundation	3	Fireplaces	0	
TOTALS		2,512	3,096	2,512	0	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

2024-0607 Comp 1
 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	
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			

Sales Information									Exemptions			
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				
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	278,641	0	366,641	0	366641	50,000.00	316641	341641	308,083	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0607 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

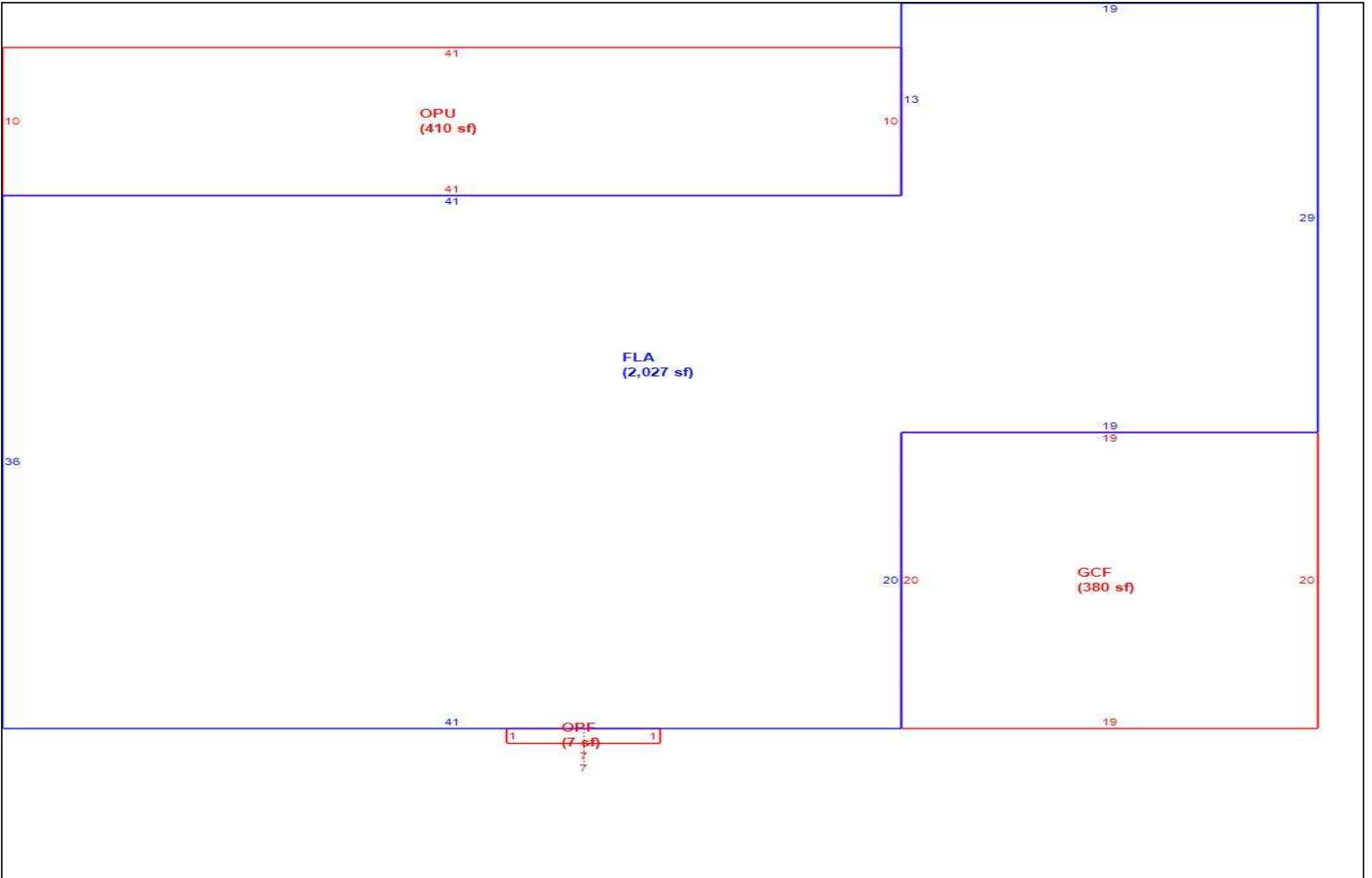
Current Owner			
PRYDE KYLE & KRISTEN			
1214 JAYHIL DR			
MINNEOLA	FL	34715	

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	Condition	% Good	Functional Obsol	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,027	2,027	2027	2004	2027	108.12	EX	97.00	0	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	260,138	260,138	0	EX	97.00	0	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	7	0	0	0	0	EX	97.00	0	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	410	0	0	0	0	EX	97.00	0	Foundation	3	Fireplaces	0
TOTALS		2,027	2,824	2,027	252,334	252,334	0	EX	97.00	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

2024-0607 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

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

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0607 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

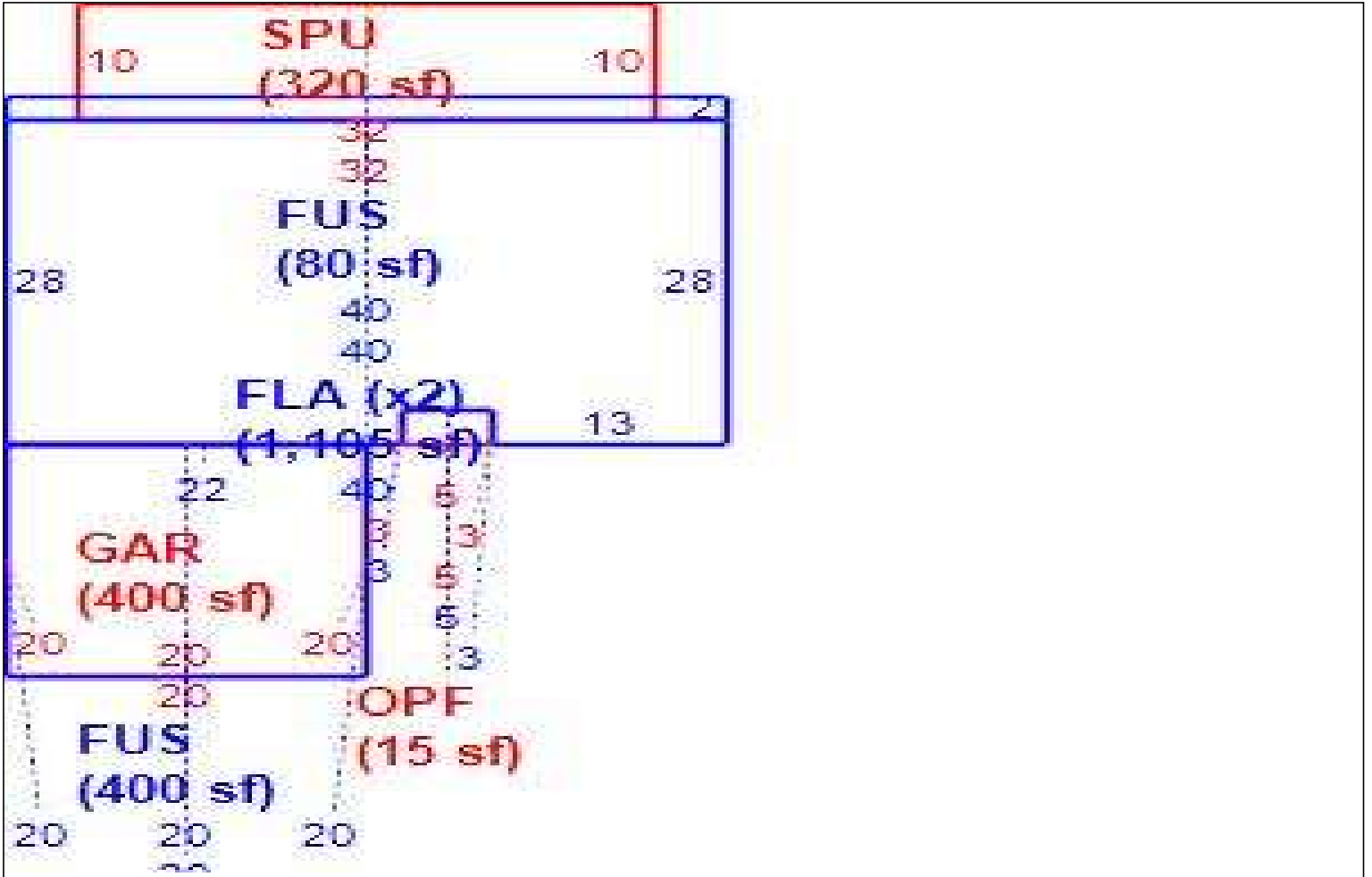
Current Owner		
LU LISA		
1038 WHITE BARK CT		
MINNEOLA	FL	34715

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	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,210	2,210	2210	Effective Area	2690	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	480	480	480	Base Rate	93.42	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	400	0	Building RCN	301,359	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	15	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	320	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,690	3,425	2,690	Building RCNLD	292,318				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0607 Comp 3
 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	
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.