

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

DR-486

Section 194.011, Florida Statutes 3823757

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.

mcorporated, by re	GOMPLETED BY GI			NT EGYARD (M	(AB)	
Petition# 20	024-0608	County Lake	The second secon	ax year <b>2024</b>	Date received	9.12.24
	e e		HE PENNIONER			
PART 1.: Taxpay	er Information					
Taxpayer name: IN	V_HOME; SRP Sub LLC		Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing address	Ryan, LLC		Parcel ID and	0822260055-0	100-13100	
for notices	16220 North Scottsdale F Scottsdale, AZ 85254	Rd, Ste 650	physical address or TPP account #	1037 White B		
Phone <b>954-740-</b> 6			Email		peals@ryan.co	om
	to receive information is by					fax.
	petition after the petition de at support my statement.	eadline. I have attac	hed a statement o	of the reasons I	filed late and ar	ny 
your evidence	the hearing but would like n to the value adjustment boar VAB or special magistrate r	d clerk. Florida law a	llows the property a	appraiser to cros	ss examine or ob	ject to your
	☑ Res. 1-4 units Industri		_ •	•	listoric, commercia	•
☐ Commercial [	☐ Res. 5+ units ☐ Agricultu	ral or classified use	☐ Vacant lots and	acreage 🗌 B	Business machiner	y, equipment
PART 2. Reason	for Petition : Chec	k one. If more than	one, file a separa	ate petition.		
Real property  Denial of class	value (check one). ☑decrea ification	se 🗌 increase	Denial of exer	mption Select o	r enter type:	
Tangible persor return required	arent reduction ot substantially complete or nal property value (You mu by s.193.052. (s.194.034, F s for catastrophic event	st have timely filed	(Include a date a∐Qualifying impro	e-stamped copy evement (s. 193.1 control (s. 193.15	otion or classific y of application. 1555(5), F.S.) or o 55(3), 193.1554(5	) :hange of
determinatio  5 Enter the tim	if this is a joint petition. Atta in that they are substantially e (in minutes) you think you sted time. For single joint pet	y similar. (s. 194.01 need to present you	1(3)(e), (f), and (g ir case. Most hearir	), F.S.) ngs take 15 min	utes. The VAB is	
	s or I will not be available to	attend on specific	dates. I have attac	ched a list of da	tes.	
evidence directly tappraiser's evider	t to exchange evidence wit to the property appraiser at nce. At the hearing, you hav	least 15 days before the right to have	re the hearing and witnesses sworn.	make a written	request for the	property
of your property re information redact	t, regardless of whether yo ecord card containing inforr ted. When the property app ou how to obtain it online.	nation relevant to th	e computation of	your current as:	sessment, with	confidential

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 au without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	•
I authorize the person I appoint in part 5 to have access to ar Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	ny confidential information related to property described in this petition an	this petition. d that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	ature 3 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	Hard Health of the control of the co
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		lowing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated	entity).
A Florida Bar licensed attorney (Florida Bar number	).	<b>,</b> , .
A Florida real estate appraiser licensed under Chapter 475,	Florida Statutes (license number –	RD6182
A Florida real estate broker licensed under Chapter 475, Florida		).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to f am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	this petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		A RESTRICT OF THE STATE OF THE
Complete part 5 if you are an authorized representative not liste	d in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employ	vees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		
☐ I am an uncompensated representative filing this petition AN	ID (check one)	
the taxpayer's authorization is attached OR  the taxpayer	r's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's authorocoming an agent for service of process under s. 194.011(3)( facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0608		Alternate K	ey: <b>3823751</b>	Parcel I	D: <b>08-22-26-00</b>	55-000-13100			
Petitioner Name	Robert	Peyton, Rya	ın LLC	5 ,			Check if Mu	ıltiple Parcels			
The Petitioner is:	Taxpayer of Red	· _ ·		Property		ITE BARK CT INEOLA					
Other, Explain:				Address	IVIIIN	INEULA					
Owner Name	S	RP SUB LLO	C	Value from	Value befor	re Board Actio	n				
		002 22	_	TRIM Notice		nted by Prop App	i valle aller	Board Action			
1. Just Value, red	uired			\$ 354,79	95 \$	354,79	)5				
2. Assessed or c		ue. *if appli	cable	\$ 289,2		289,25					
3. Exempt value,				\$	-						
4. Taxable Value,				\$ 289,2	50 \$	289,25	50				
*All values entered	•	tv taxable va	lues. School an				•				
		-		<u> </u>	-						
Last Sale Date		Pric	ce:		Arm's Length	Distressed	Book	Page			
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Comparable #3823758				
AK#	•			043	3823						
Address	1037 WHITE		901 JAY	HIL DR	1214 JAY	HIL DR	1038 WHITE	BARK CT			
	MINNEC	DLA	MINNE		MINNE		MINNE				
Proximity			0.42 N		0.07 N		0.43 N				
Sales Price			\$415,		\$410,		\$415,0				
Cost of Sale			-15		-15		-15				
Time Adjust			2.00		0.00		0.80				
Adjusted Sale			\$361,		\$348,		\$356,0				
\$/SF FLA	\$160.03 p	er SF	\$143.73	•	\$171.93		\$132.37	•			
Sale Date			7/20/2	2023	12/11/	2023	10/27/	2023			
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	2,217		2,512	-14750	2,027	9500	2,690	-23650			
Year Built	2004		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	\$354,795	Adj Market Value	\$343,800	Adj Market Value	\$338,000	Adj Market Value	\$329,920			
Auj. Jaies Frice	Value per SF	160.03									

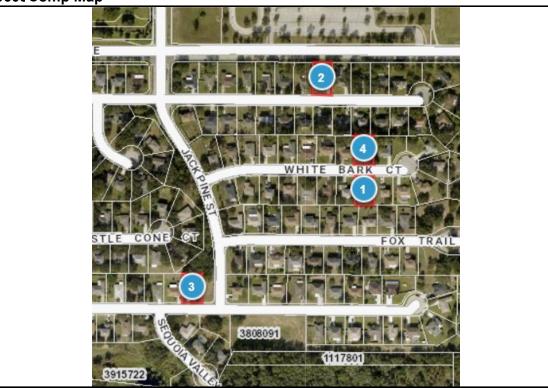
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0608 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3823758	1038 WHITE BARK CT MINNEOLA	0.43
2	Comp 2	3823722	1214 JAYHIL DR MINNEOLA	0.07
3	Comp 1	3808043	901 JAYHIL DR MINNEOLA	0.42
4	Subject	3823751	1037 WHITE BARK CT MINNEOLA	_
5				
6				
7				
8				

## Alternate Key 3823751

Parcel ID 08-22-26-0055-000-13100

Current Owner

SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$ 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0608 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1037 WHITE BARK CT

MINNEOLA FL 34715 00MI NBHD 0583

Property Use Last Inspection

Mill Group

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

PINE BLUFF PHASE II PB 50 PG 93-94 LOT 131 ORB 5196 PG 2004

Lar	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 10110	Борин	Adj	O'into	Price	Factor	Factor	Factor	Factor	Oldoo Val	Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
		Takal A		0.00	1) // 1410			T-4-	   A al:  \//A 41	. A I		00.000	
		Total A		0.00	JV/Mkt 0				l Adj JV/MI			88,000	
Classified Acres 0 Classified JV/Mkt 88,000 Classified Adj JV/Mkt								t j		0			

Sketch

Bldg 1 1 of 1 275,046 Deprec Bldg Value 266,795 Multi Story 0 Sec Replacement Cost CAN (240 sf) FLA (2,217 sf) GCF (399 sf)

	Building S	Sub Areas			Building Valuation		Cons	lo Stories 1.00 Full Baths			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,217	2,217	2217	Effective Area	2217			E !! D !!	_	
GAR	GARAGE FINISH	0	399	0	Base Rate	106.07	No Stories	1.00	Full Baths	2	
_	OPEN PORCH FINISHE PATIO UNCOVERED	0	21 240	0	Building RCN	275,046	Quality Grade	670	Half Baths	0	
FAI	PATIO UNCOVERED	U	240	U	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Trail Type	03	riodi Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS		2,877	2,217	Building RCNLD	266,795	Roof Cover	3	Type AC	03	

Alternate Key 3823751 Parcel ID 08-22-26-0055-000-13100

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

2024-0608 Subject PRC Run: 12/9/2024 By

	Miscellaneous Features *Only the first 10 records are reflected below															
Code		Descri	ntion	T	Units	Jilly	Type		it Price	Year Blt	Effect Y	r RCN	%Gc	od I	Anr	Value
Code		Descri	ption	-	Ullits	-	Type	- 01	III FIICE	Teal Dit	LIIECLI	I IXON	///	lou	Αрі	value
									lding Per	mits						
Roll Yea		: ID	Issue Da		mp Dat		Am	ount	Туре	ļ	Descri	ption		v Date	С	O Date
2014	SALE	4D	01-01-20		-03-201				1 0099	CHECK VAL	.UE		01-09	-2014		
2005	344-04-04	+B	03-18-20	104	-28-200	+		171,37	4 0000	SFK						
										1					1	
				Sales Int		-							xemptions			
Instru	ment No	t	k/Page	Sale Da	ate l	nstr	Q/U	Code	Vac/Imp	Sale Price	Code	Descrip	otion	Ye	ear	Amount
2018	131942	5196		11-07-20		٧D	U	М	l I	100						
		4641		06-11-20		۷D	U	M	!	100						
		4394 2650		10-03-20 08-26-20		CT VD	U	U		144,500 147,800						
		2050		12-31-20		WD WD	Q	Q M	l I V		1					

l and \/al	Distriction	Minn	\/_l \\ 1 -	-4 \ / -	D-	. <b>6</b> l	۸ ۱		O-4 - E A	-t C- T\/-l	Cab Tay V	al Danid	\ /-l
						Val	ue Sumn	nary					
											Total		0.00
	2401	2313	12-31-2003	000	0	IVI	\ \ \	'					
	2650 2481	2454	08-26-2004 12-31-2003	WD WD	Q	Q M		147,800	'				
	4394	2025	10-03-2013	CT	Ū	U	!	144,500					
	4641	1131	06-11-2015	l MD	U	M	!	100					

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	266,795	0	354,795	65545	289250	0.00	289250	354795	334,509

<sup>\*\*\*</sup>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

Roll Year 2024

**LCPA Property Record Card** Status: A

2024-0608 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of

Property Location

Site Address 901 JAYHIL DR

MINNEOLA FL 34715 00MI NBHD Mill Group 0583

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

Current Owner

RUPNARAIN MICHAEL & CHAVISHTI

901 JAYHIL DR

MINNEOLA  $\mathsf{FL}$ 34715

#### Legal Description

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

Lan	d 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
	Cla	Total A assified A		0.00	JV/Mkt Classified JV/Mkt	-			   Adj JV/M    Adj JV/M			88,000 0

Sketch

Bldg 1 1 of 1 287,259 Deprec Bldg Value 278,641 Multi Story 1 Sec Replacement Cost GCF (560 sf) FLA (x2) (1,256 sf) OPF (24 sf)

										- 1
	Building S	Sub Areas			Building Valuation	on	Con	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,512	, -	2512	Effective Area	2512	No Chamina		Cull Datha	
GAR	GARAGE FINISH	0	560	0	Base Rate	94.11	No Stories	2.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	24	U	Building RCN	287,259	Quality Grade	670	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''	00		Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,512	3,096	2,512	Building RCNLD	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

2024-0608 Comp 1 PRC Run: 12/9/2024 By

			Oli i Cai	2027 31	alus. 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					
	·													

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

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

<sup>\*\*\*</sup>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 2024-0608 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of

Property Location

Site Address 1214 JAYHIL DR
MINNEOLA FL 34715

Mill Group 00MI NBHD 0583

Property UseLast Inspection00100SINGLE FAMILYPJF 01-01-202

Current Owner

PRYDE KYLE & KRISTEN

1214 JAYHIL DR

MINNEOLA FL 34715

Legal Description

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

Lan	d 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
	Cla	Total A assified A		0.00	JV/Mkt Classified JV/Mkt				l Adj JV/MI d Adj JV/MI			88,000 0

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

FLA (2,027 sf)

19

19

20 20 GCF (380 sf) 20

19

19

19

19

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,027	2,027	2027	Effective Area	2027			E !! D !!	
GAR	GARAGE FINISH	0	380	0	Base Rate	108.12	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	7	0	Building RCN	260,138	Quality Grade	670	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	410	U	Condition	EX	, , , , , , , , , , , , , , , , , , ,			
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	37.00	Foundation	3	Fireplaces	0
					Functional Obsol	U		Ü		١ ٠
	TOTALS	2,027	2,824	2,027	Building RCNLD	252,334	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

2024-0608 Comp 2 PRC Run: 12/9/2024 By

	TOTAL TOTAL OF CONTROL M												
	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				

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

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023150621 2023130342 2016113412	6255 6231 4856	1799 0262 2093	12-11-2023 10-23-2023 10-31-2016	WD WD WD	Q Q Q	01 01 Q	 	410,000 378,400 225,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
2010112	2635 2481	0929 2310	07-29-2004 12-31-2003	WD WD	Q U	Q M	I V	145,200				
							uo Summ			Total		50,000.00

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

<sup>\*\*\*</sup>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

Current Owner LU LISA 1038 WHITE BARK CT MINNEOLA FL 34715

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

2024-0608 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of

**Property Location** 

Site Address 1038 WHITE BARK CT

MINNEOLA FL 34715

Mill Group 00MI **NBHD** 0583 Property Use Last Inspection

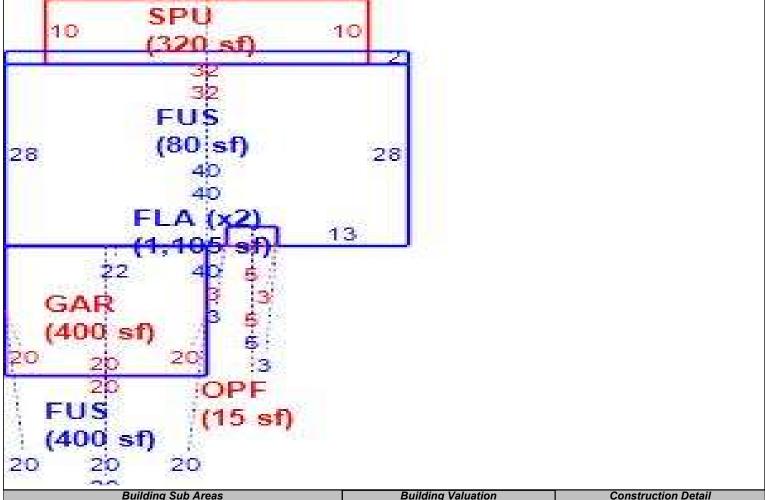
SINGLE FAMILY 00100 PJF 01-01-202

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIORE	Debiii	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			88,000
Classified Acres 0 Classified JV/Mkt 88					,000		Classified	d Adj JV/Mk	t		0	

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



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,210	2,210	2210	Effective Area	2690			Full Baths	
FUS	FINISHED AREA UPPER	480		480	Base Rate	93.42	No Stories	2.00		2
GAR	GARAGE FINISH	0	400	0	Building RCN	301.359	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	15	0		,	Guanty Grado	070	rian Banio	'
SPU	SCREEN PORCH UNFIN	0	320	0	Condition	EX	EX   Wall Type		Heat Type	6
					% Good	97.00	"	03		·
					Functional Obsol	0	Foundation	3	Fireplaces	0
TOTALS 2,690 3,425 2,690		Building RCNLD	292,318	Roof Cover	3	Type AC	03			

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

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

2024-0608 Comp 3 PRC Run: 12/9/2024 By

Kon Tour 2024 Otatus. A														
Miscellaneous Features														
*Only the first 10 records are reflected below														
Code	Code   Description   Units   Type   Unit Price   Year Blt   Effect Yr   RCN   %Good   Apr Value													
Code	Description	Units	туре	Officialice	T Cal Dit	LIICULTI	INOIN	70 GOOG	Api value					
				<b>Building Per</b>	mits									
Dulluling Fertilits														

Building Permits												
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Des	scription 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	<u> </u>											

			Sales Informa	Exemptions								
Instrument No	Book/Page		Sale Date	Instr	Q/U Code Vac/Imp		Vac/Imp	Sale Price	Code	Description	Year	Amount
2023133413	6234 2685 2481	1743 0073 2313	10-27-2023 10-18-2004 12-31-2003	WD WD WD	QQU	01 Q M	     	415,000 178,300 1	039 059	059 ADDITIONAL HOMESTEAD		25000 25000
									Total 50,000			
						Val	uo Summ	0 KI (				

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

<sup>\*\*\*</sup>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.\*\*\*