



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3829598**

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 #	2024-0611	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 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 #	0822261700-000-49900 808 Shore Breeze Way
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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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.**

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 # 2024-0611	Alternate Key: 3829598	Parcel ID: 08-22-26-1700-000-49900	
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 808 SHORE BREEZE WAY MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 281,451	\$ 281,451	
2. Assessed or classified use value, *if applicable	\$ 241,430	\$ 241,430	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 241,430	\$ 241,430	

*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#	3829598	3806616	3806637	3823760
Address	808 SHORE BREEZE WAY MINNEOLA	608 LA COSTA ST MINNEOLA	734 WHISPER SOUND ST MINNEOLA	1030 WHITE BARK CT MINNEOLA
Proximity		0.68 Miles	0.72 Miles	0.78 Miles
Sales Price		\$340,000	\$345,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	0.00%	2.00%
Adjusted Sale		\$291,720	\$293,250	\$287,100
\$/SF FLA	\$190.56 per SF	\$197.51 per SF	\$216.10 per SF	\$201.62 per SF
Sale Date		10/18/2023	12/14/2023	7/24/2023
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	1,477	1,477	0	1,357	6000	1,424	2650
Year Built	2005	2002		2002		2004	
Constr. Type	Blk/Succo	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 0.0%	0	Net Adj. 2.0%	6000	Net Adj. 0.9%	2650
		Gross Adj. 0.0%	0	Gross Adj. 2.0%	6000	Gross Adj. 0.9%	2650
Adj. Sales Price	Market Value \$281,451	Adj Market Value	\$291,720	Adj Market Value	\$299,250	Adj Market Value	\$289,750
	Value per SF 190.56						

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.

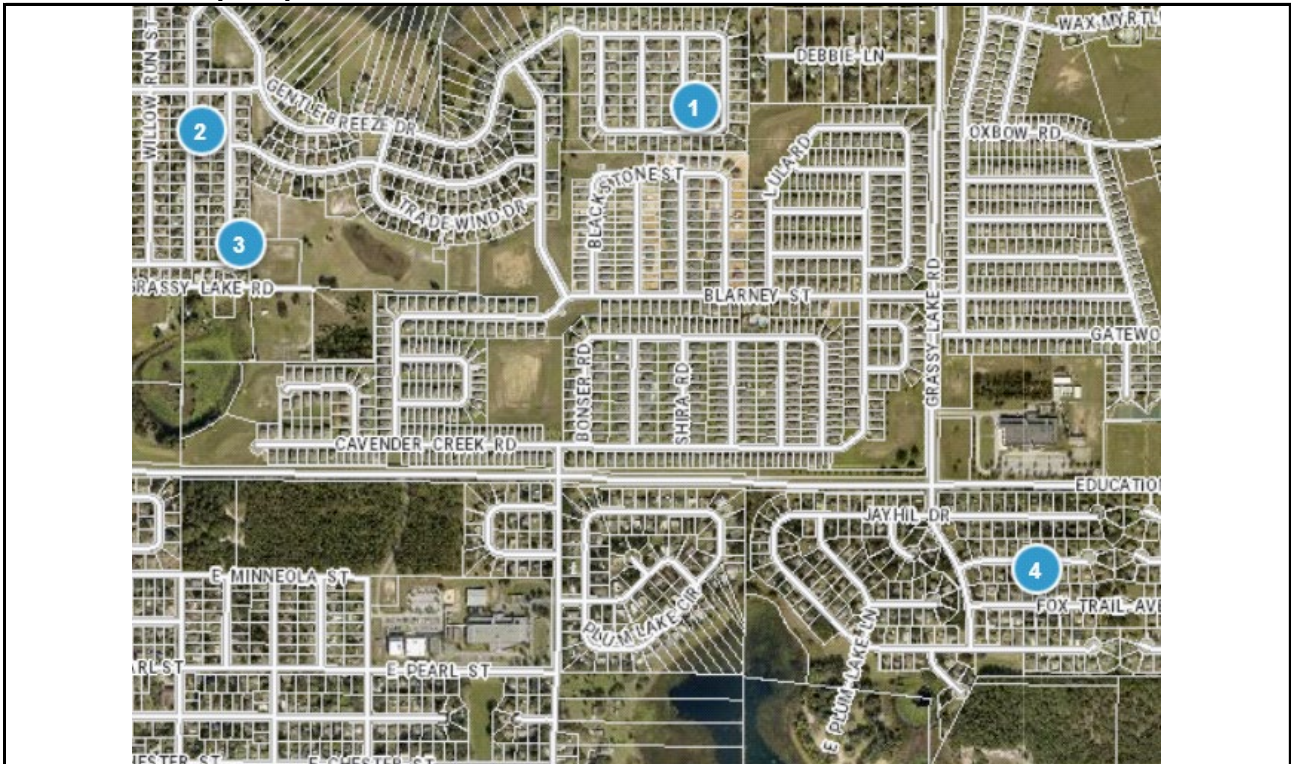
DEPUTY:

[Redacted]

DATE

[Redacted]

2024-0611 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3829598	808 SHORE BREEZE WAY MINNEOLA	-
2	Comp 2	3806637	734 WHISPER SOUND ST MINNEOLA	0.72
3	Comp 1	3806616	608 LA COSTA ST MINNEOLA	0.68
4	Comp 3	3823760	1030 WHITE BARK CT MINNEOLA	0.78
5				
6				
7				
8				

Alternate Key 3829598
Parcel ID 08-22-26-1700-000-49900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0611 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

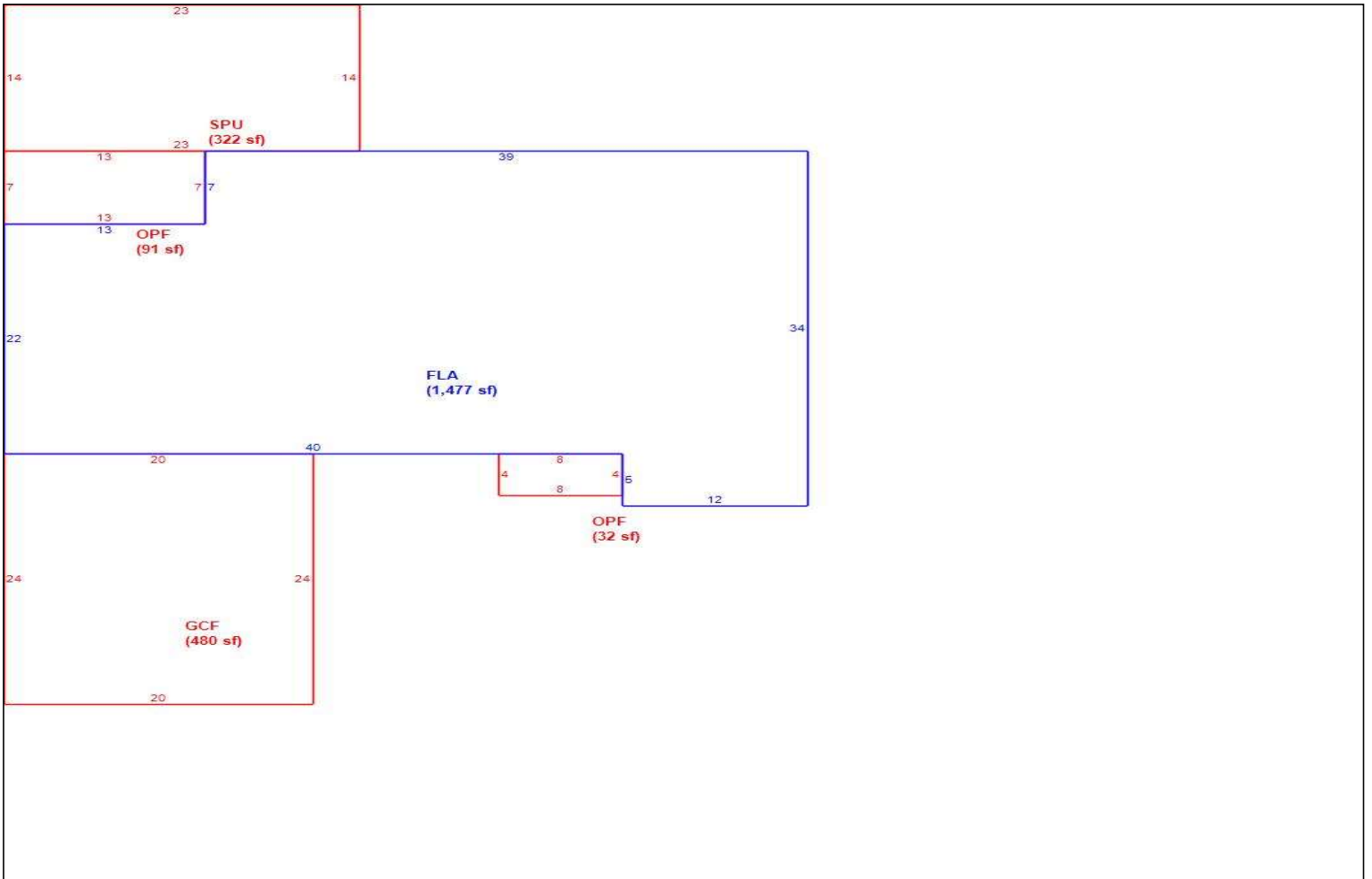
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 808 SHORE BREEZE WAY MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
QUAIL VALLEY EAST PB 52 PG 99-100 LOT 499 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

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	1.15	1.000	1.000	0	50,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,600		
Classified Acres		0		Classified JV/Mkt		50,600		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 237,991 Deprec Bldg Value 230,851 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,477	1,477	1477	2005	1477	R1		3
GAR	GARAGE FINISH	0	480	0		127.07	No Stories	1.00	2
OPF	OPEN PORCH FINISHE	0	123	0		237,991	Quality Grade	690	0
SPU	SCREEN PORCH UNFIN	0	322	0			Wall Type	03	6
TOTALS		1,477	2,402	1,477			Foundation	3	0
							Roof Cover	3	03

Alternate Key 3829598
 Parcel ID 08-22-26-1700-000-49900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0611 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	
2007	402-06-11	11-22-2006	05-19-2007	4,168	0000	SEN 23X15			
2007	0041-07-01	01-26-2006	05-19-2007	800	0000	SLAB 23X15			
2006	990-04-11BEP	01-01-2005	07-11-2005	101,724	0000	SFR 3/2 808 SHORE BREEZE WAY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4649	2339	07-01-2015	MI	U	M	I	100			
	4614	0732	04-10-2015	WD	U	M	I	100			
	4412	0457	09-13-2013	WD	U	U	I	125,000			
	4395	2216	09-13-2013	WD	U	U	I	125,000			
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	
50,600	230,851	0	281,451	40021	241430	0.00	241430	281451	225,112	

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Alternate Key 3806616
 Parcel ID 07-22-26-1715-000-26000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0611 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

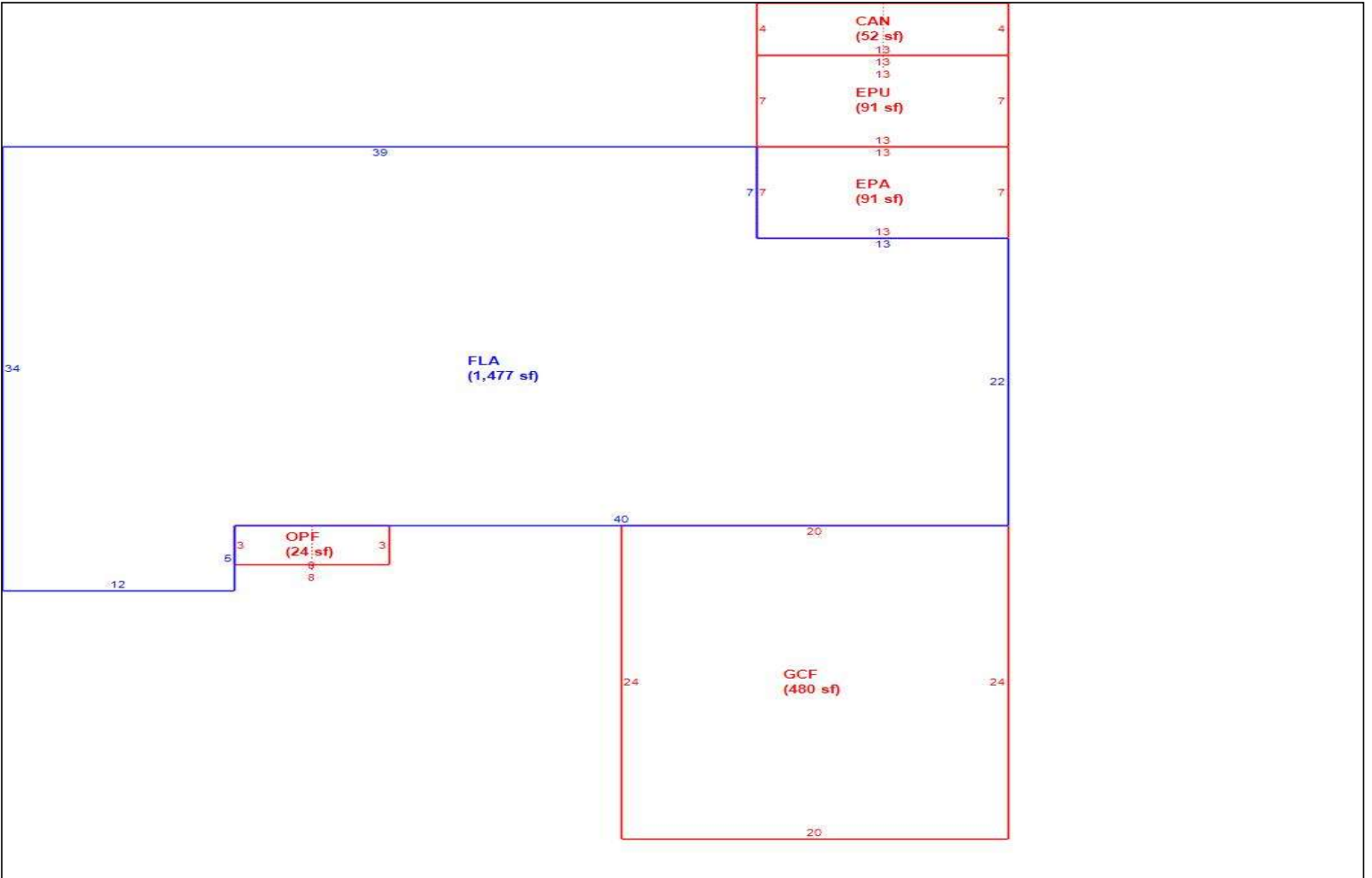
Current Owner			
HOFFMAN DONALD J			
608 LA COSTA ST			
MINNEOLA	FL	34715	

Property Location			
Site Address 608 LA COSTA ST			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE IV SUB LOT 260 PB 45 PG 54-55 ORB 6234 PG 2288

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 238,245	Deprec Bldg Value 231,098	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	182	0	Effective Area	1477	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,477	1,477	1477	Base Rate	127.07	Quality Grade	690	Half Baths	0
GAR	GARAGE FINISH	0	480	0	Building RCN	238,245	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	24	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	52	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,477	2,215	1,477	Building RCNLD	231,098				

Alternate Key 3806616
 Parcel ID 07-22-26-1715-000-26000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0611 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	
2008	0001-07-01	01-01-2007	03-13-2008	2,190	0000	VINYL WINDOWS	03-13-2008		
2007	SALE	01-01-2006	11-30-2006	1	0000	CHECK VALUES	11-30-2006		
2004	335-03-05B	05-18-2003	03-24-2004	2,727	0000	PATIO COVER 10X14			
2003	858-01-11B	01-04-2002	03-18-2003	81,471	0000	SFR FOR '03/608 LA COSTA ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023133595	6234	2288	10-18-2023	WD	Q	01	I	340,000			
	3898	0451	03-24-2010	WD	U	U	I	105,000			
	3873	1078	02-03-2010	CT	U	U	I	100			
	3762	0936	04-21-2009	WD	U	U	I	100			
	3176	0473	05-26-2006	WD	Q	Q	I	247,500			
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	
77,000	231,098	0	308,098	0	308098	0.00	308098	308098	251,521	

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Alternate Key 3806637
 Parcel ID 07-22-26-1715-000-28100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0611 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

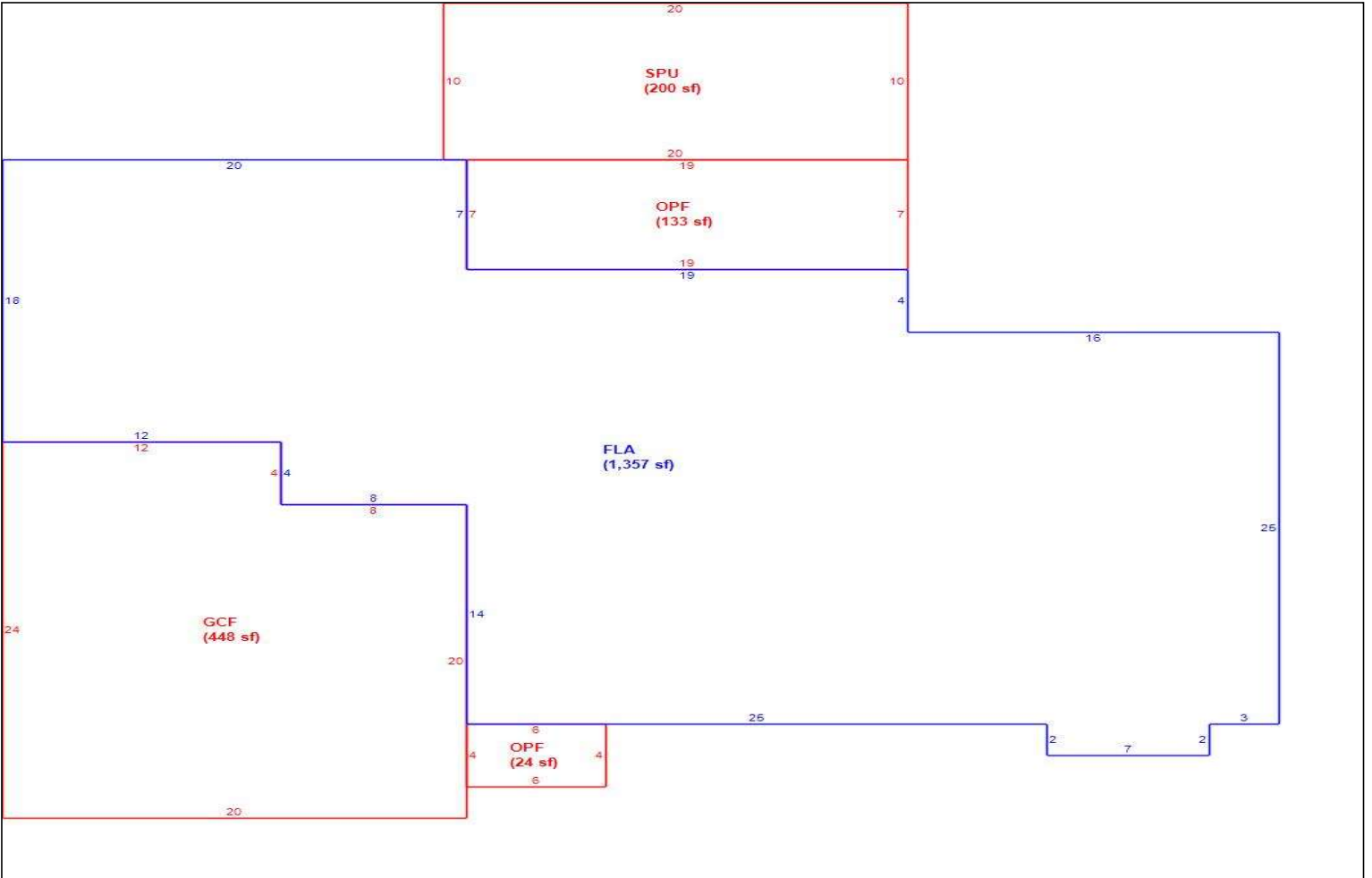
Current Owner		
AFROZ FARIANA		
734 WHISPER SOUND ST		
MINNEOLA	FL	34715

Property Location			
Site Address 734 WHISPER SOUND ST			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE IV SUB LOT 281 PB 45 PG 54-55 ORB 6258 PG 544

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 222,798 Deprec Bldg Value 216,114 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,357	1,357	1357	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	128.68	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	157	0	222,798	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	EX	Foundation	3	Fireplaces	0
				97.00		Roof Cover	3	Type AC	03
				0					
				Functional Obsol					
				0					
				Building RCNLD					
				216,114					
TOTALS		1,357	2,162	1,357					

Alternate Key 3806637
 Parcel ID 07-22-26-1715-000-28100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0611 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015 2003	131-14-05 850-01-11B	05-07-2014 01-04-2002	04-21-2015 03-19-2003	9,764 72,556	0002 0000	SCRN RM 10X20 W/CONC SFR FOR '03/734 WHISPER SOUND ST	04-21-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023152780	6258	0544	12-14-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000
	3994	1786	12-30-2010	WD	U	U	I	84,900	059	ADDITIONAL HOMESTEAD	2024	25000
	3508	1559	09-11-2007	WD	Q	Q	I	194,000				
	2085	2450	03-15-2002	WD	Q	Q	I	121,700				
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	
77,000	216,114	0	293,114	0	293114	50,000.00	243114	268114	239,752	

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Alternate Key 3823760
Parcel ID 08-22-26-0055-000-14000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0611 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

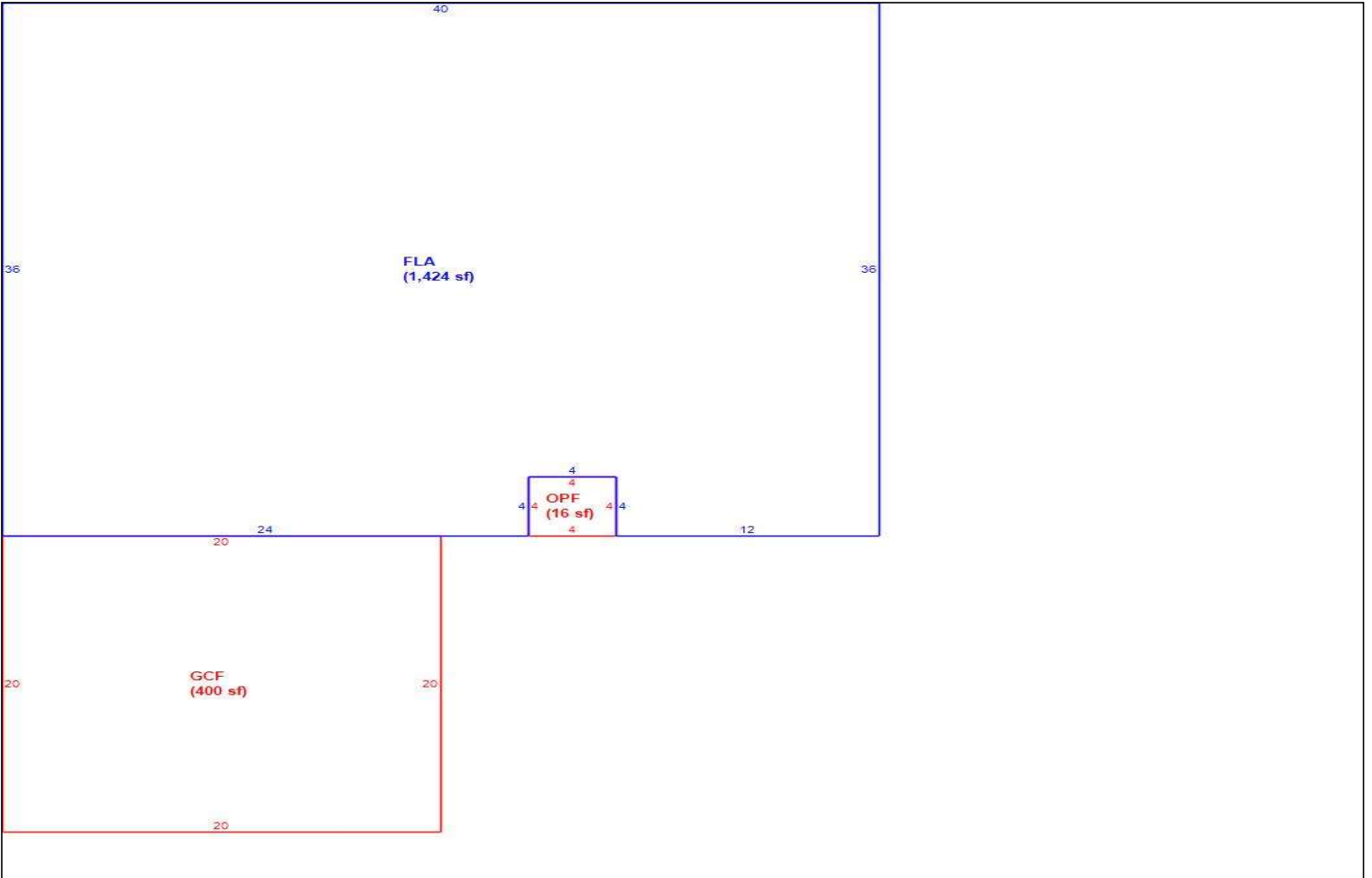
Current Owner		
VILLANUEVA LYA		
1030 WHITE BARK CT		
MINNEOLA	FL	34715

Property Location		
Site Address 1030 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 140 ORB 6183 PG 280

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 197,475
Deprec Bldg Value 191,551		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,424	1,424	1424	Effective Area	1424	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	112.36	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	197,475	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,424	1,840	1,424	Building RCNLD	191,551					

Alternate Key 3823760
 Parcel ID 08-22-26-0055-000-14000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0611 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	
2005	6060407P	07-14-2004	10-29-2004	1,200	0000	IRRIGATION			
2005	421-04-05B	05-03-2004	10-29-2004	82,348	0000	SFR 3/2-1030 WHITE BARK CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023090341	6183	0280	07-24-2023	WD	Q	01	I	330,000	039	HOMESTEAD	2024	25000
2021175321	5860	1737	11-30-2021	LE	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2671	1377	09-30-2004	WD	Q	Q	I	121,600				
	2534	1357	02-23-2004	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	191,551	0	279,551	0	279551	50,000.00	229551	254551	274,681	

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