



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3829599

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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

<b>Petition #</b> 2024-0612	Alternate Key: 3829599	Parcel ID: 08-22-26-1700-000-50000	
<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> 804 SHORE BREEZE WAY MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> 2017-2 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>	\$ 327,319	\$ 327,319	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 273,130	\$ 273,130	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 273,130	\$ 273,130	

\*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>	3829599	3823722	3871724	3829524
<b>Address</b>	804 SHORE BREEZE WAY MINNEOLA	1214 JAYHIL DR MINNEOLA	739 ARBOR POINTE AVE MINNEOLA	545 GENTLE BREEZE DR MINNEOLA
<b>Proximity</b>		0.70 Miles	0.77 Miles	0.13 Miles
<b>Sales Price</b>		\$410,000	\$436,000	\$400,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	3.60%	1.20%
<b>Adjusted Sale</b>		\$348,500	\$386,296	\$344,800
<b>\$/SF FLA</b>	\$169.24 per SF	\$171.93 per SF	\$185.19 per SF	\$182.05 per SF
<b>Sale Date</b>		12/11/2023	3/22/2023	9/15/2023
<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>	1,934	2,027	-4650	2,086	-7600	1,894	2000
<b>Year Built</b>	2005	2004		2013		2005	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	Y	-20000	N	0	N	0
<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. 7.1%	-24650	-Net Adj. 2.0%	-7600	Net Adj. 0.6%	2000
		Gross Adj. 7.1%	24650	Gross Adj. 2.0%	7600	Gross Adj. 0.6%	2000
<b>Adj. Sales Price</b>	Market Value <b>\$327,319</b>	Adj Market Value	<b>\$323,850</b>	Adj Market Value	<b>\$378,696</b>	Adj Market Value	<b>\$346,800</b>
	Value per SF 169.24						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

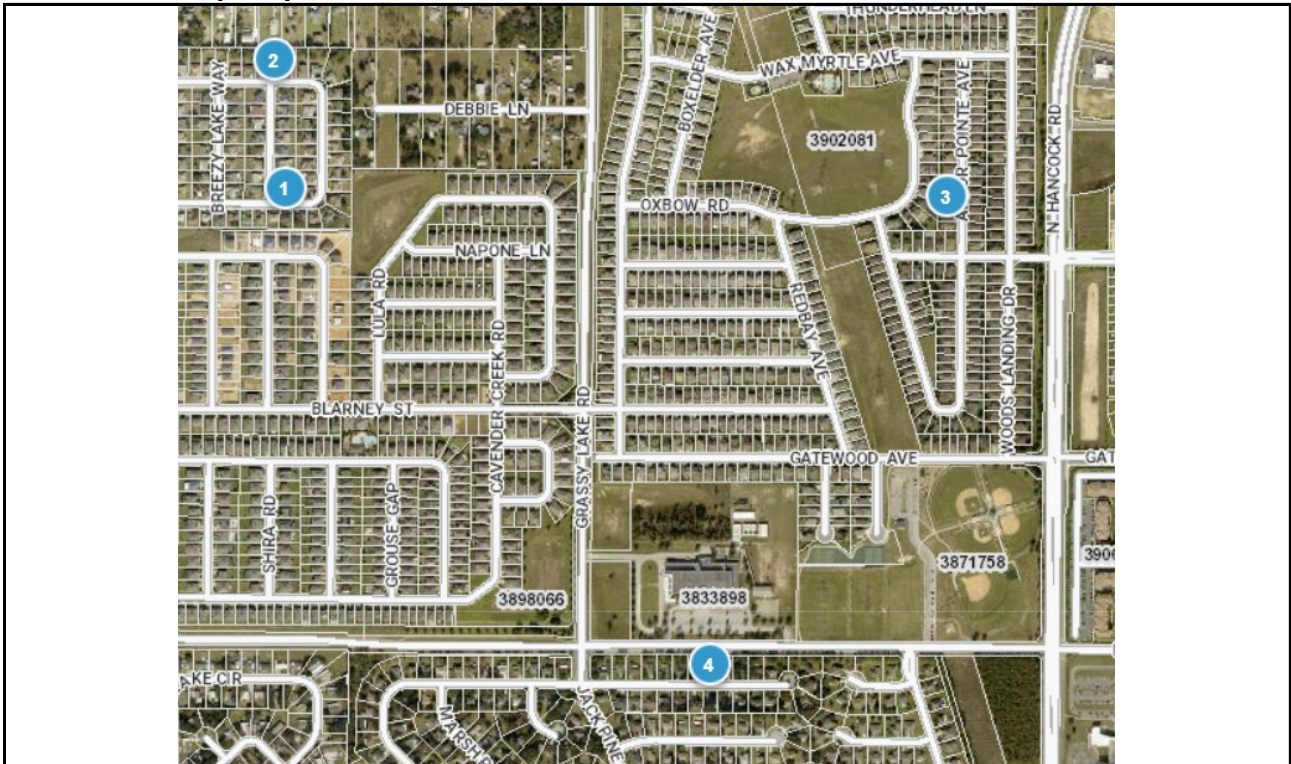
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY:** 

**DATE** 

**2024-0612 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3829599	804 SHORE BREEZE WAY MINNEOLA	-
2	Comp 3	3829524	545 GENTLE BREEZE DR MINNEOLA	0.13
3	Comp 2	3871724	739 ARBOR POINTE AVE MINNEOLA	0.77
4	Comp 1	3823722	1214 JAYHIL DR MINNEOLA	0.7
5				
6				
7				
8				

Alternate Key 3829599  
 Parcel ID 08-22-26-1700-000-50000

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

2024-0612 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

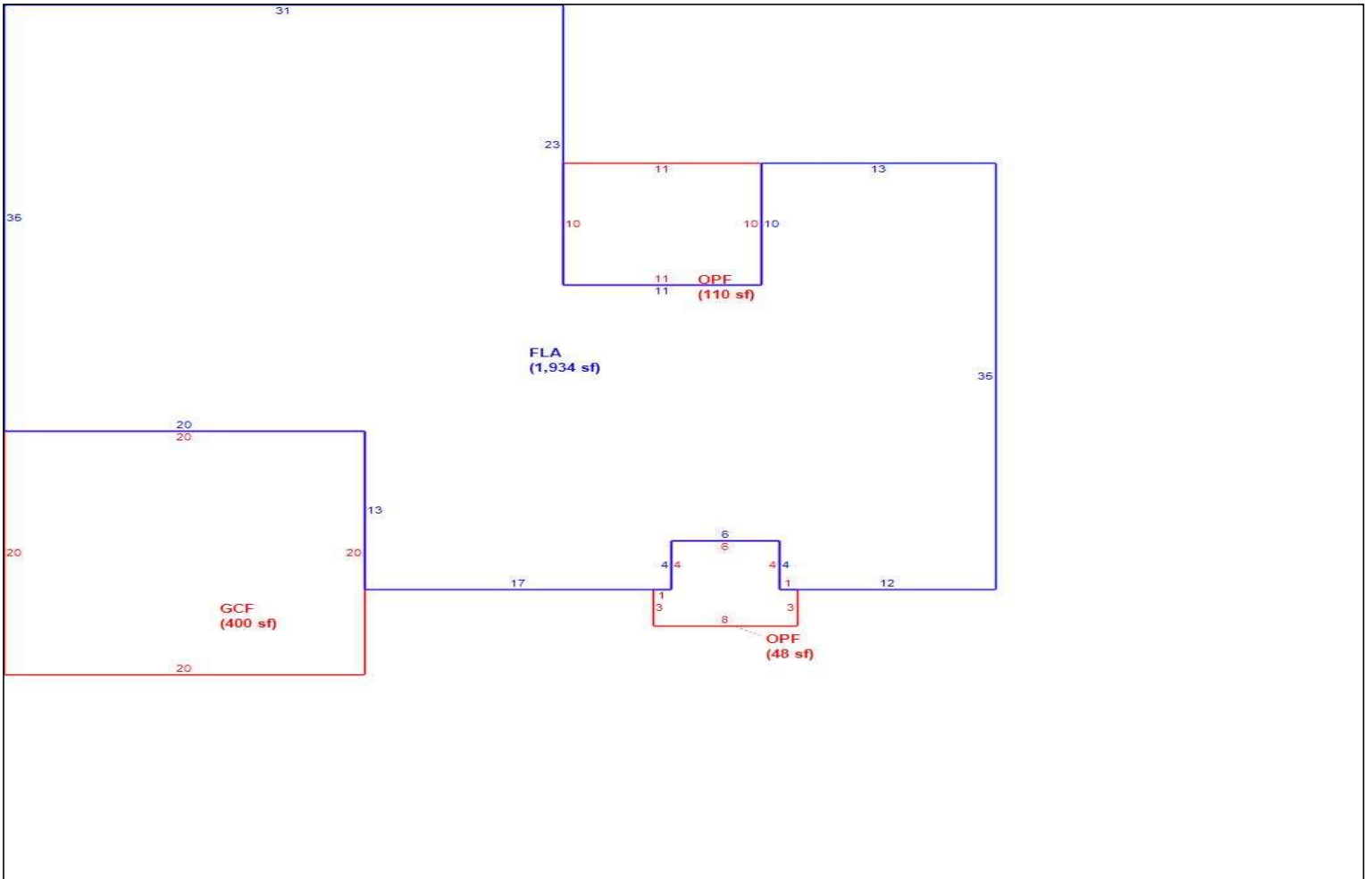
Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 804 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 500 ORB 4554 PG 555 ORB 5025 PG 2026

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 285,277 Deprec Bldg Value 276,719 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,934	1,934	1934	Effective Area	1934	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	123.77	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	158	0	Building RCN	285,277	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		1,934	2,492	1,934	Building RCNLD	276,719				

Alternate Key 3829599  
 Parcel ID 08-22-26-1700-000-50000

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

2024-0612 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	424-05-06	01-01-2006	12-11-2006	5,000	0000	SCRN RM FOR 07			
2006	424-05-06	06-29-2005	12-13-2005	5,000	0000	SCRN RM			
2006	1007-04-12BE	01-01-2005	07-11-2005	124,880	0000	SFR 804 SHORE BREEZE WAY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4254	1555	11-28-2012	WD	U	U	I	136,000			
	4170	1748	05-23-2012	CT	U	U	I	100			
	4110	2418	01-04-2012	QC	U	U	I	100			
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	276,719	0	327,319	54189	273130	0.00	273130	327319	261,394	

\*\*\*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

2024-0612 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

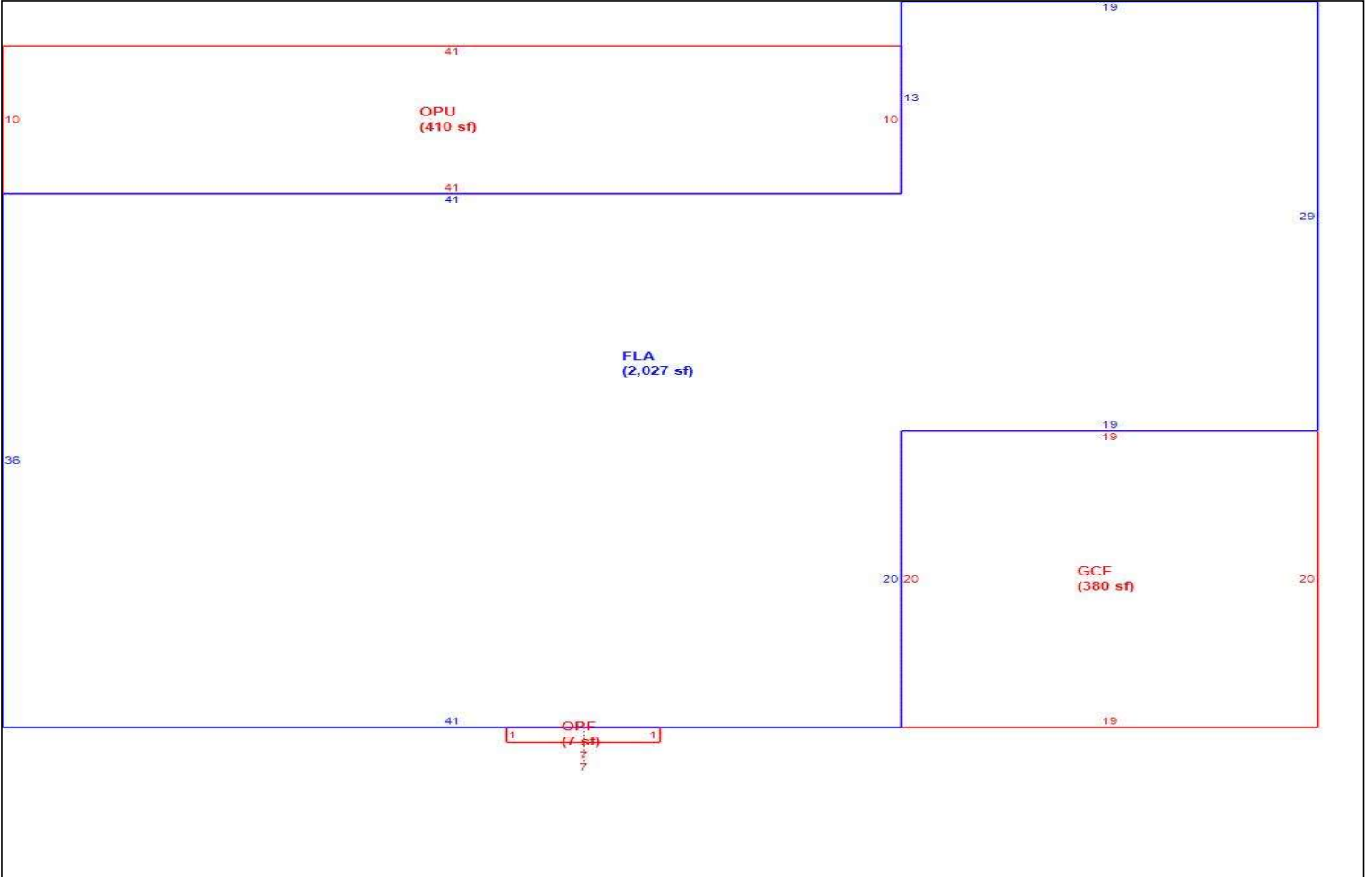
Current Owner			
PRYDE KYLE & KRISTEN			
1214 JAYHIL DR			
MINNEOLA	FL	34715	

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

2024-0612 Comp 1  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
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 3871724  
Parcel ID 08-22-26-0010-000-14800

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

2024-0612 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

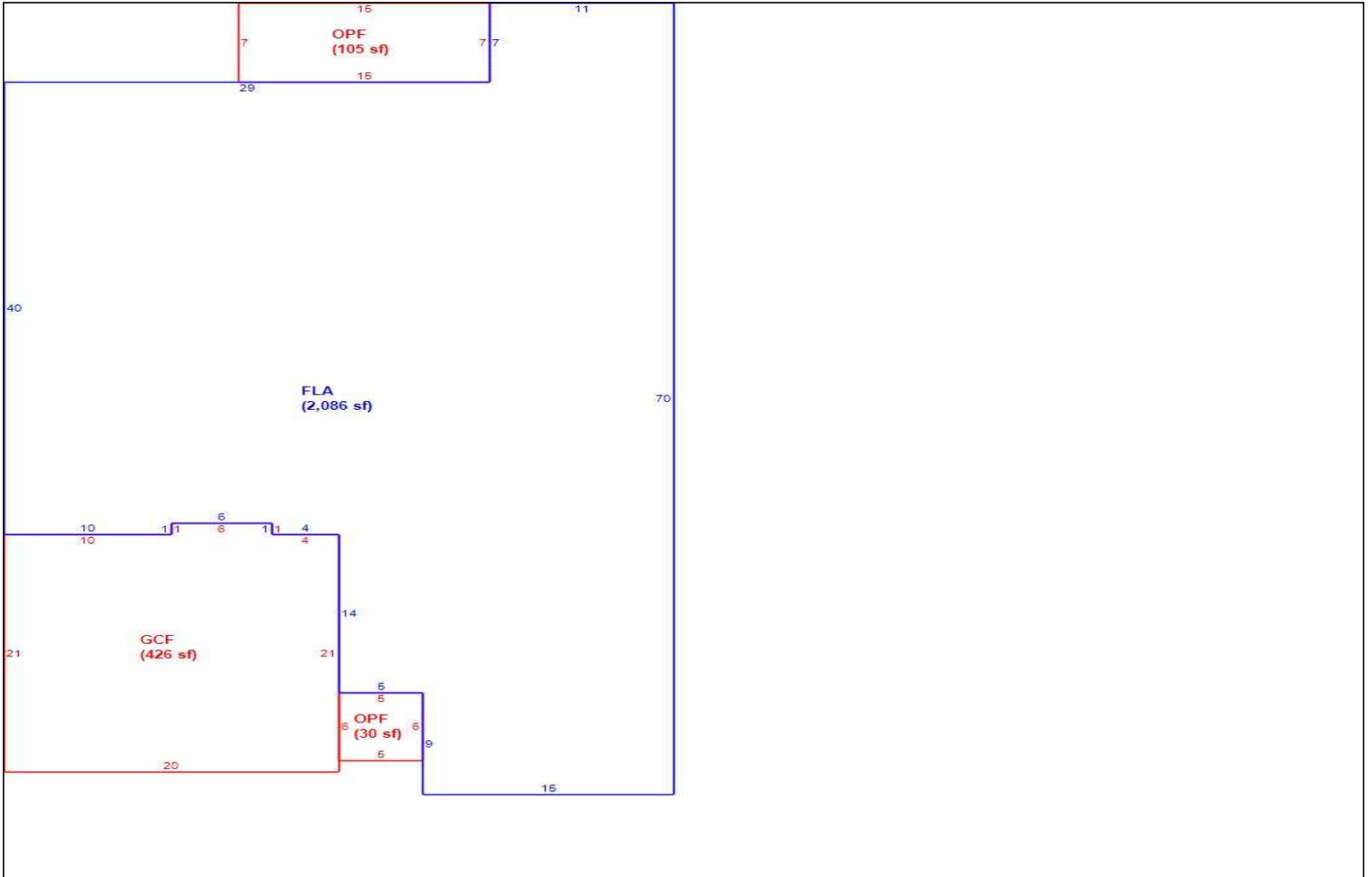
Current Owner		
PITTMAN CHAD & NANCY		
739 ARBOR POINTE AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 739 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 148 ORB 6112 PG 417

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 265,207
Deprec Bldg Value 257,251		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,086	2,086	2086	Effective Area	2086	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	426	0	Base Rate	107.48	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	Building RCN	265,207	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		2,086	2,647	2,086	Building RCNLD	257,251				

Alternate Key 3871724  
 Parcel ID 08-22-26-0010-000-14800

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

2024-0612 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	
2014	199-13-06	06-07-2013	10-31-2013	168,000	0001	SFR	10-31-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023032717	6112	0417	03-22-2023	WD	Q	01	436,000	039	HOMESTEAD	2024	25000	
2023013308	6088	1785	02-03-2023	PR	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2017065703	4959	2438	06-12-2017	WD	Q	Q	263,000					
	4405	2066	11-11-2013	WD	Q	Q	218,300					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
123,200	257,251	0	380,451	0	380451	50,000.00	330451	355451	372,506	

\*\*\*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 3829524  
 Parcel ID 08-22-26-1700-000-42500

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

2024-0612 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

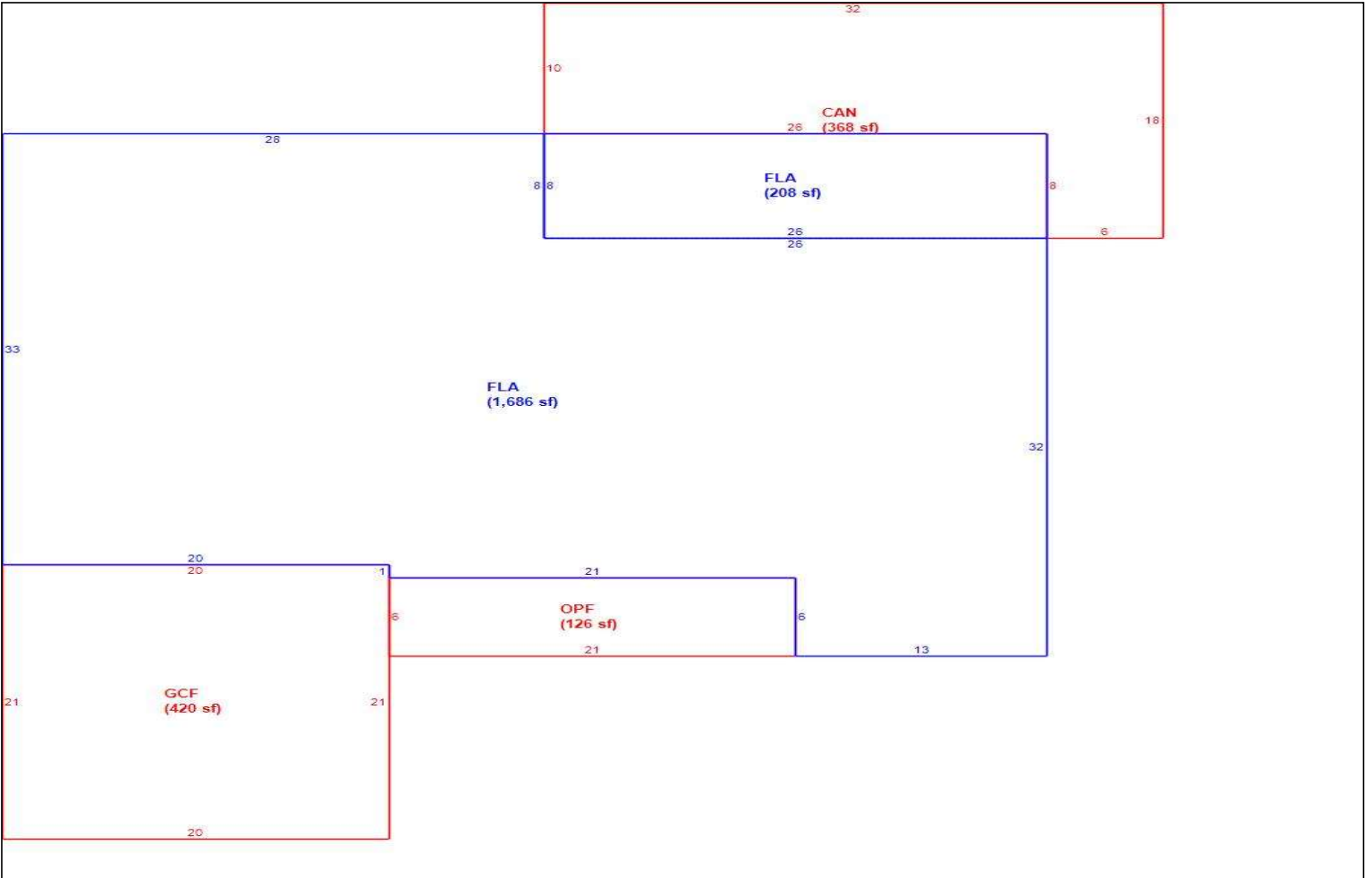
Current Owner		
GARDENER CAROLITA AND LOVELL BURR		
545 GENTLE BREEZE DR		
MINNEOLA	FL	34715

Property Location		
Site Address 545 GENTLE BREEZE DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 01-01-202

Legal Description
QUAIL VALLEY EAST PB 52 PG 99-100 LOT 425 ORB 6216 PG 2273

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 281,719	Deprec Bldg Value 273,267	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,894	1,894	1894	Effective Area	1894	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	123.89	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0	Building RCN	281,719	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	368	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,894	2,808	1,894	Building RCNLD	273,267				

Alternate Key 3829524  
 Parcel ID 08-22-26-1700-000-42500

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

2024-0612 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
UBU3	UTILITY BLDG UNFINISHED	96.00	SF	7.50	2020	2020	720.00	85.00	612

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	399-20-05	05-04-2020	02-19-2021	2,394	0003	SHED 8X12	09-17-2020		
2021	NICK	01-01-2020	02-19-2021	1	0008	CHECK ALL IMPS	02-19-2021		
2013	04-12-01	01-11-2012	07-16-2012	10,000	0002	CONV LANAI TO SUN RM	07-16-2012		
2009	SALE	01-01-2008	01-22-2009	1	0000	CHECK VALUES	01-22-2009		
2006	984-04-11BEP	01-01-2005	07-01-2005	116,032	0000	SFR 3/2 545 GENTLE BREEZE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118197	6216	2273	09-15-2023	WD	Q	01	I	400,000			
2016077125	4812	0520	06-17-2016	QC	U	U	I	100			
	3610	1729	04-08-2008	WD	Q	Q	I	170,000			
	2928	1355	08-08-2005	WD	Q	Q	I	254,900			
	2911	1777	08-04-2005	WD	U	U	I	0			
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	273,267	612	324,479	0	324479	0.00	324479	324479	259,508	

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