

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Rule 12D-16.002 F.A.C. Eff. 11/23

DR-486 R. 11/23

Section 194.011, Florida Statutes 3829599

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.

incorporated, by fer	COMPLETED BY OL			TERNAMENTAL	MJ50,
Petition# 2()	2U > 2/2	County Lake		ж year 2024	Date received 9.12.24
r cutorr# 300	^7-UWIA	OMPLETED BY T		A year 2024	Date received 7.72.24
PART 1. Taxpaye					
	V_HOME; 2017-2 IH Borrower LP	- TARE 1112 - 101	Representative: Ry	van, LLC c/o i	Robert Pevton
Mailing address	Ryan, LLC		Parcel ID and		
for notices	16220 North Scottsdale R Scottsdale, AZ 85254	td, Ste 650	priyoroaraaarooo	0822261700-0 804 Shore Br	
Phone 954-740-6 2	240		Email F	ResidentialAp	peals@ryan.com
	to receive information is by				
	petition after the petition de at support my statement.	adline. I have attad	ched a statement of	the reasons I	filed late and any
your evidence to	the hearing but would like m o the value adjustment board VAB or special magistrate ru	d clerk. Florida law a	allows the property ap	opraiser to cros	s examine or object to your
	Res. 1-4 units Industria	al and miscellaneou	us∭ High-water rect	harge 🔲 H	istoric, commercial or nonprofit
☐ Commercial ☐	Res. 5+ units 🔲 Agricultu	ral or classified use	☐ Vacant lots and a	creage 🔲 B	usiness machinery, equipment
PART 2. Reason	for Petition Check	cone. If more than	none, file a separa	te petition.	
Real property v	ralue (check one). decrea	se 🗌 increase	☐ Denial of exem	ption Select or	r enter type:
☐ Parent/grandpa	arent reduction		☐ Denial for late t	filing of exemp	tion or classification
	t substantially complete on		•		of application.)
	al property value (You mus	-			
	by s.193.052. (s.194.034, F	.S.))	193.1555(5), F.		55(3), 193.1554(5), or
	s for catastrophic event			•	
	this is a joint petition. Attac that they are substantially				ty appraiser's
	e (in minutes) you think you t ted time. For single joint peti				utes. The VAB is not bound e time needed for the entire
	s or I will not be available to	attend on specific	dates. I have attach	ned a list of dat	es.
evidence directly to	to exchange evidence with the property appraiser at ce. At the hearing, you hav	least 15 days befo	re the hearing and r	e exchange, yo nake a written	u must submit your request for the property
of your property re- information redacte	, regardless of whether you cord card containing inform ed. When the property app u how to obtain it online.	nation relevant to th	ne computation of yo	our current ass	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	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	The state of the s
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authoriza Written authorization from the taxpayer is required for access collector.	tion for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of th petition and the facts stated in it are true.	any confidential information related e property described in this petition a	to this petition. and that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signature	onature	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Complete part 4 if you are the taxpayer's or an affiliated entit representatives.	y's employee or you are one of the fo	ollowing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliate	d entity).
A Florida Bar licensed attorney (Florida Bar number).	
☐ A Florida real estate appraiser licensed under Chapter 4	75, Florida Statutes (license number	RD6182).
☐ A Florida real estate broker licensed under Chapter 475,).
A Florida certified public accountant licensed under Chap	oter 473, Florida Statutes (license nur	mber).
I understand that written authorization from the taxpayer is re appraiser or tax collector.	equired for access to confidential infor	mation from the property
Under penalties of perjury, I certify that I have authorization tam the owner's authorized representative for purposes of filinunder s. 194.011(3)(h), Florida Statutes, and that I have reached	ng this petition and of becoming an a	gent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		and the second of the second o
Complete part 5 if you are an authorized representative not li	isted in part 4 above.	
I am a compensated representative not acting as one of AND (check one)	the licensed representatives or emple	oyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's authorized		
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR the taxpa	ayer's authorized signature is in part 3	3 of this form.
I understand that written authorization from the taxpayer is rappraiser or tax collector.	equired for access to confidential info	ormation from the property
Under penalties of perjury, I declare that I am the owner's at becoming an agent for service of process under s. 194.011(facts stated in it are true.	uthorized representative for purposes (3)(h), Florida Statutes, and that I hav	s of filing this petition and of ve read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŀ	2024-0612		Alternate Ke	ey: 3829599	Parcel I	D: 08-22-26-17 0	0-000-50000	
Petitioner Name	Robert	Peyton, Rya	n LLC	Duan antu	224 21127		Check if Mu	Check if Multiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🔲 Taxp	payer's agent	Property		BREEZE WAY NEOLA	'		
Other, Explain:				Address	IVIIIN	NEOLA			
Owner Name	2017-2	IH BORROW	/FR LP	Value from	Value hefor	e Board Actio	n		
- Curror realing				TRIM Notice		ited by Prop App	i value alieri	Board Action	
1. Just Value, red	nuirod			\$ 327,3	19 \$	327,31	a		
2. Assessed or c		lue *if appli	cable	\$ 273,13		273,13			
3. Exempt value,			cable	\$	σ	275,10			
4. Taxable Value,		ie		\$ 273,13	30 \$	273,13	20		
		tu tavahla va	Luca Cabaal an				50 <u> </u>		
*All values entered	a snoula be coun	ty taxable va	iues, School an	d otner taxing	authority values	may differ.			
Last Sale Date		Pric	e:		Arm's Length	Distressed	BookF	Page	
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	ıble #3	
AK#	38295		3823		3871		3829		
Address	804 SHORE BR		1214 JAY		739 ARBOR P		545 GENTLE E		
	MINNE	OLA	MINNE		MINNE		MINNE		
Proximity			0.70 N		0.77 N		0.13 Miles		
Sales Price			\$410, -15		\$436,0 -15		\$400,000 -15%		
Cost of Sale Time Adjust			0.00		3.60		1.20		
Adjusted Sale			\$348,		\$386,		\$344,8		
\$/SF FLA	\$169.24	ner SE	\$171.93		\$185.19		\$182.05		
Sale Date	Ψ100.2-	Jei Gi	12/11/	·	3/22/2		9/15/2		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
7011110 01 04110				_		_			
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,934		2,027	-4650	2,086	-7600	1,894	2000	
Year Built	2005		2004		2013		2005		
Constr. Type	Blk/Stucco		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		Y	-20000	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	None Lot		None Lot		None Lot		None Lot		
Site Size									
Location	Sub		Sub	+	Sub		Sub		
View	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	
Adi Calaa Dai	Market Value	\$327,319	Adj Market Value	\$323,850	Adj Market Value	\$378,696	Adj Market Value	\$346,800	
Adj. Sales Price	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.

- 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	

2024-0612 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

Current Owner

2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

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

Card # 1 of 1

Property Location

Site Address 804 SHORE BREEZE WAY

MINNEOLA FL 34715 00MI **NBHD**

Mill Group 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

Lan	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			
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 50	,600			 Adj JV/Mk Adj JV/Mk			50,600 0			

Sketch Bldg 1 of 1 Replacement Cost 285,277 Deprec Bldg Value 276,719 Multi Story 0 Sec 1 2: (110 sf) FLA (1,934 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,934	,	1934	Effective Area	1934	No Stories	4.00	Full Boths	
_	GARAGE FINISH	0	400	-	Base Rate	123.77	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	158	0	Building RCN	285,277	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,,	00		
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,934	2,492	1,934	Building RCNLD	276,719	Roof Cover	3	Type AC	03

OPF (48 sf)

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							
							1						

			Sales Inform	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	М	- 1	100				
	4554	0555	11-12-2014	WD	U	M	1	100				
	4254	1555	11-28-2012	WD	U	U	1	136,000				
	4170	1748	05-23-2012	CT	U	U	1	100				
	4110	2418	01-04-2012	QC	U	U	1	100				
										Total		0.00
						Val	ua Summ	201/				

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

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

LCPA Property Record Card Roll Year 2024 Status: A 2024-0612 Comp 1 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 Use Last Inspection

00100 SINGLE FAMILY PJF 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	Land Lines														
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land			
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value			
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000			
		l						<u> </u>							
Total Acres 0.00 JV/Mkt 0									l Adj JV/Mk			88,000			
	Cla	assified A	cres	0	Classified JV/Mkt 88	3,000		Classified	l Adj JV/Mk	ct		0			

Sketch

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

	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	Na Charias	4.00	Cull Datha	
GAR	GARAGE FINISH	0	380	0	Base Rate	108.12	No Stories	1.00	Full Baths	2
OPF OPU	OPEN PORCH FINISHE OPEN PORCH UNFINIS	0	410	0	Building RCN	260,138	Quality Grade	670	Half Baths	0
01 0	OI ENT OROTTON INIO		410	O	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	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

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

Card # 1 of 1

	At a constant of the constant									
				scellaneous F						
		*On	ly the first	t 10 records a	re reflected	below				
Code	Description	Units	Туре	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 Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2007 2007 2006 2005	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				
Value Summanu												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

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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

Property Location

Site Address 739 ARBOR POINTE AVE

MINNEOLA FL 34715 NBHD 0583 0MI1

Mill Group

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

Current Owner

PITTMAN CHAD & NANCY

739 ARBOR POINTE AVE

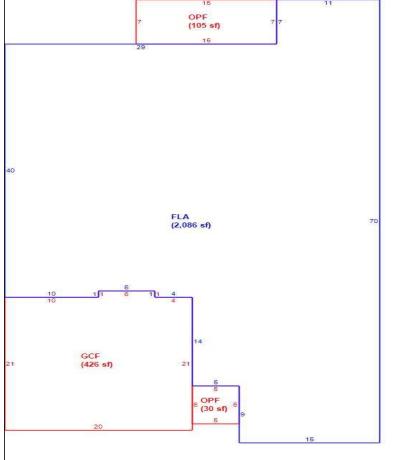
MINNEOLA 34715

Legal Description

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

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 val	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			123,200
	Cla	ssified A	cres	0 (Classified JV/Mkt 12	23,200		Classified	d Adj JV/Mk	t		0
						Sketch						

Bldg 1 1 of 1 Replacement Cost 265,207 Deprec Bldg Value 257,251 Multi Story 0 Sec OPF (105 sf)



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2013	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,086	2,086	2086	Effective Area	2086			- " D "	
GAR	GARAGE FINISH	0	426	0	Base Rate	107.48	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	135	0	Building RCN	265,207	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,086	2,647	2,086	Building RCNLD	257,251	Roof Cover	3	Type AC	03

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

					aneous F										
	*Only the first 10 records are reflected below e Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value														
Code	Desc	ription	Units	Type Un	t Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
				Buil	ding Per	mits									
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amount	Туре		Description	on	Review Date	CO Date					
2014	199-13-06	06-07-2013	10-31-2013	168,000		SFR	•		10-31-2013						
1				I	1	1				1					

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Sale Price	Code	Description	Year	Amount				
2023032717	6112	0417	03-22-2023	WD	Q	01	- 1	436,000		HOMESTEAD	2024	
2023013308	6088	1785	02-03-2023	PR	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017065703	4959	2438	06-12-2017	WD	Q	Q	ļ ļ	263,000				
	4405	2066	11-11-2013	WD	Q	Q	I	218,300				
										Tot	al	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
123.200	257.251	0	380.451	0	380451	50.000.00	330451	355451	372.506

Value Summary

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Alternate Key 3829524

GARDENER CAROLITA AND LOVELL BURR

Parcel ID 08-22-26-1700-000-42500

Current Owner

1

Sec

of 1

545 GENTLE BREEZE DR

MINNEOLA 34715

LCPA Property Record Card Roll Year 2024 Status: A

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

Card # 1 of 1

Multi Story

0

Property Location

Site Address 545 GENTLE BREEZE DR

MINNEOLA FL 34715

Mill Group 00MI NBHD 0583

Property Use

Last Inspection

Deprec Bldg Value 273,267

00100 SINGLE FAMILY JDB 01-01-202

Legal Description

Bldg 1

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Бериі	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	1.15	1.000	1.000	0	50,600
		Total A	cres	0.00	JV/Mkt 0				l Adj JV/Mk			50,600
	Cla	assified A	cres	0	Classified JV/Mkt 50	,600		Classified	l Adj JV/Mk	t		0
						Sketch						

281,719

Replacement Cost

10 CAN FLA (208 sf) FLA (1,686 sf) OPF (126 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,894	1,894	1894	Effective Area	1894			- " - "	
_	GARAGE FINISH	0	420	0	Base Rate	123.89	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	126 368	0	Building RCN	281.719	Quality Grade	690	Half Baths	0
PAT	PATIO UNCOVERED	U	300	U	Condition	EX	Mall Time	•	Heat Torre	
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
	TOTALS	1,894	2,808	1,894	Building RCNLD	273,267	Roof Cover	3	Type AC	03

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

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118197 2016077125	6216 4812 3610 2928 2911	2273 0520 1729 1355 1777	09-15-2023 06-17-2016 04-08-2008 08-08-2005 08-04-2005	WD QC WD WD WD	00000	01 U Q Q U		400,000 100 170,000 254,900 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.***