



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3670736*

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 #	<i>2024-0640</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2017-1 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>122251600-000-00100 946 Park Ridge Blvd</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

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 # 2024-0640	Alternate Key: 3670736	Parcel ID: 12-22-25-1600-000-00100
Petitioner Name Ryan llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 946 PARK RIDGE BLVD MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-1 IH Borrower Ip	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 314,170	\$ 314,170
2. Assessed or classified use value, *if applicable	\$ 283,720	\$ 283,720
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 283,720	\$ 283,720

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 5/30/2014 **Price:** \$5,966,800 Arm's Length Distressed Book 4487 Page 835

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3670736	3670752	3672232	3672216
Address	946 PARK RIDGE BLVD MINNEOLA	601 PARK VALLEY CIR MINNEOLA	805 MEADOW PARK DR MINNEOLA	784 MEADOW PARK DR MINNEOLA
Proximity		same sub	same sub	same sub
Sales Price		\$390,000	\$393,000	\$350,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	1.20%	0.80%
Adjusted Sale		\$331,500	\$338,766	\$300,300
\$/SF FLA	\$193.93 per SF	\$204.25 per SF	\$193.36 per SF	\$208.40 per SF
Sale Date		12/5/2023	9/1/2023	10/31/2023
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	1,620	1,623	-150	1,752	-6600	1,441	8950
Year Built	1995	1996		1995		1995	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	yes	yes		yes		yes	
Pool	Y	Y	0	Y	0	N	20000
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 0.7%	2350	-Net Adj. 1.2%	-4100	Net Adj. 10.5%	31450
		Gross Adj. 0.8%	2650	Gross Adj. 2.7%	9100	Gross Adj. 10.5%	31450
Adj. Sales Price	Market Value \$314,170	Adj Market Value	\$333,850	Adj Market Value	\$334,666	Adj Market Value	\$331,750
	Value per SF 193.93						

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: Mohamed Shariff

DATE 12/10/2024

2024-0640 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3670736	946 PARK RIDGE BLVD MINNEOLA	-
2	comp 2	3672232	805 MEADOW PARK DR MINNEOLA	same sub
3	comp 3	3672216	784 MEADOW PARK DR MINNEOLA	same sub
4	comp 1	3670752	601 PARK VALLEY CIR MINNEOLA	same sub
5				
6				
7				
8				

Alternate Key 3670736
Parcel ID 12-22-25-1600-000-00100

LCPA Property Record Card
Roll Year 2024 Status:
A

2024-0640 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner
2017-1 IH BORROWER LP
C/O INVITATION HOMES TAX DEPT
1717 MAIN ST STE 2000

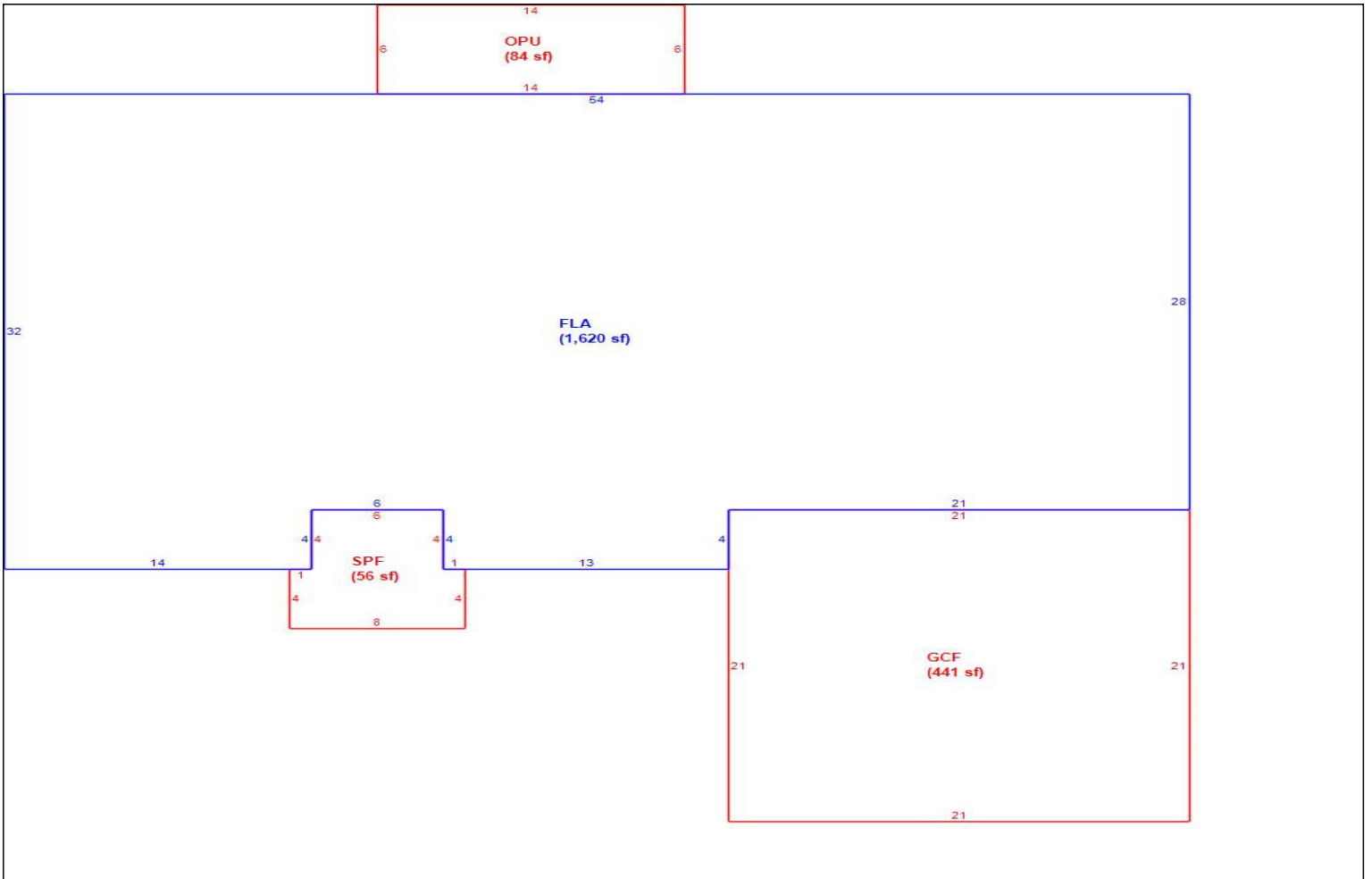
DALLAS TX 75201

Property Location
Site Address 946 PARK RIDGE BLVD
MINNEOLA FL 34715
Mill Group 00MI NBHD 0513
Property Use **Last Inspection**
00100 SINGLE FAMILY TRF 01-01-202

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 1 PB 36 PGS 35-36 ORB 4999 PG 2468

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	30,500.00	0.0000	3.00	1.000	1.000	0	91,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500		
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 212,700 Deprec Bldg Value 206,319 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1995	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,620	1,620	1620	Effective Area	1620	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	106.22	Quality Grade	665	Half Baths	0	
OPU	OPEN PORCH UNFINIS	0	84	0	Building RCN	212,700	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	56	0	Condition	EX	Foundation	3	Fireplaces	1	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,620	2,201	1,620	Building RCNLD	206,319					

Alternate Key 3670736
 Parcel ID 12-22-25-1600-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0640 Subject
 PRC Run: 12/10/2024 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	420.00	SF	35.00	1996	1996	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	430.00	SF	5.38	1996	1996	2313.00	70.00	1,619
SEN2	SCREEN ENCLOSED STRUCTURE	1598.00	SF	3.50	1996	1996	5593.00	40.00	2,237

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	SUBS	01-01-2014	03-17-2015	1	0008	CK LAND VALS 25K AND QGS FOR 15	03-17-2015		
2014	LAND	01-01-2013	02-03-2014	1	0008	DO LAND LOCS TO 1.16 FOR 14	02-03-2014		
2002	SUBS	08-10-2001	01-01-2002	10	0000	UPDATE ALL PHASES			
1997	6100335	10-01-1996	12-01-1996	3,780	0000	23X37 SEN			
1997	6080979	08-01-1996	12-01-1996	15,000	0000	POOL			
1996	95-2360	05-01-1995	12-01-1995	57,023	0000	SFR 946 PK RIDGE BLVD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999	2468	09-06-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4292	1934	02-27-2013	CT	U	U	I	100,100			
	3543	1353	11-07-2007	CT	U	U	I	0			
	1380	1628	08-01-1995	WD	Q	Q	I	94,200			
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	
91,500	206,319	16,351	314,170	30450	283720	0.00	283720	314170	289,761	

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 3670752
Parcel ID 12-22-25-1600-000-00300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0640 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

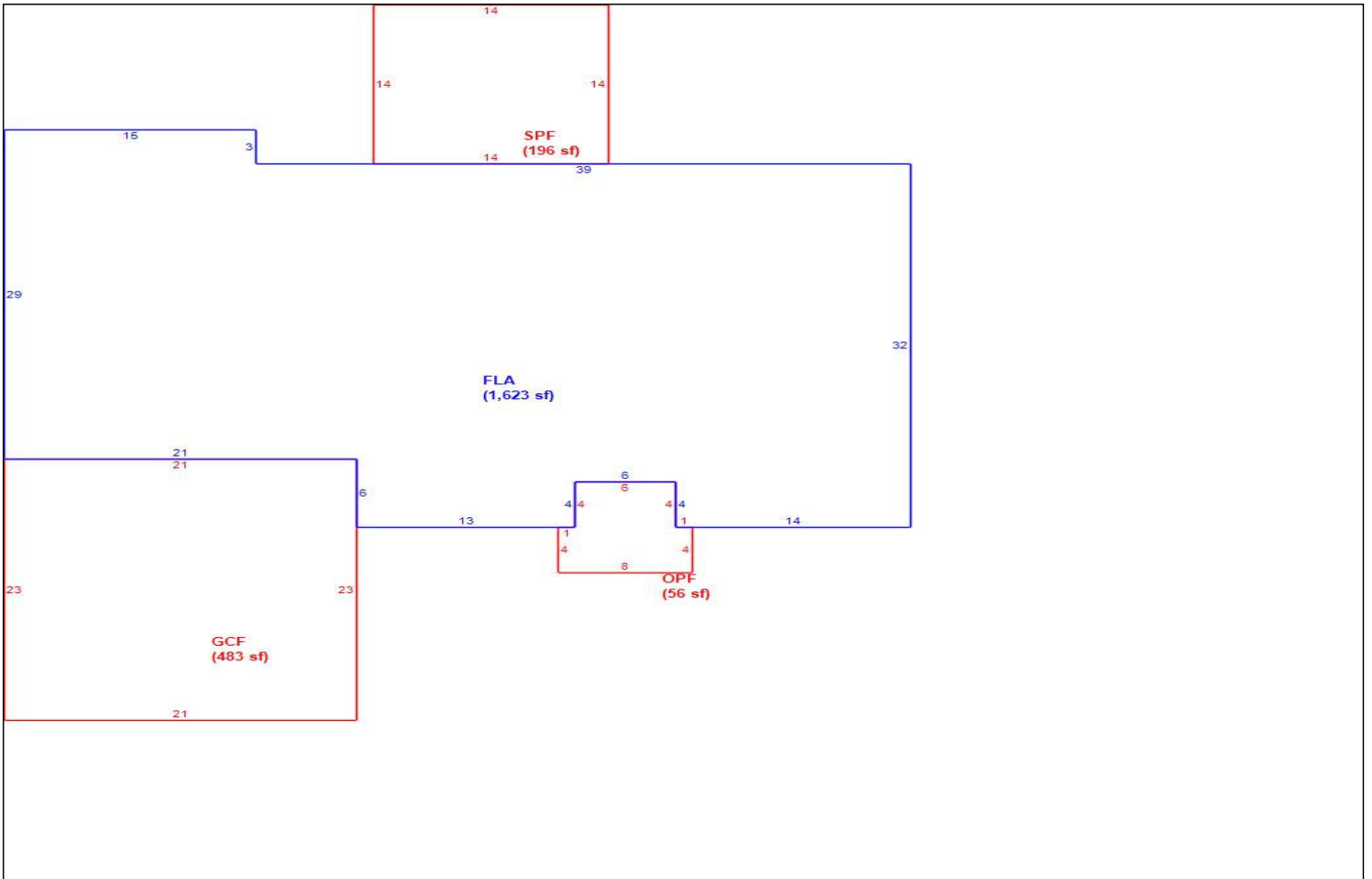
Current Owner		
THORNE JOHN & JULIA		
601 PARK VALLEY CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 601 PARK VALLEY CIR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 3 PB 36 PGS 35-36 ORB 6255 PG 274

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	30,500.00	0.0000	3.00	1.000	1.000	0	91,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500		
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 214,859
		Deprec Bldg Value 208,413	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,623	1,623	1623	Effective Area	1623	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	Base Rate	106.22	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	214,859	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	196	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,623	2,358	1,623	Building RCNLD	208,413				

Alternate Key 3670752
 Parcel ID 12-22-25-1600-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0640 Comp 1
 PRC Run: 12/10/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	351.00	SF	35.00	2002	2002	12285.00	85.00	10,442
PLD2	POOL/COOL DECK	507.00	SF	5.38	2002	2002	2728.00	70.00	1,910
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2004	2004	5712.00	52.50	2,999

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	9-12-01	01-19-2012	02-04-2013	2,810	0003	STORAGE UNIT	02-04-2013		
2003	0005-02-01BE	01-01-2002	04-05-2003	16,904	0000	13X27 POOL			
1997	120926	01-01-1996	12-01-1996	83,265	0000	SFR 601 PARK VALLEY CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023150051	6255	0274	12-05-2023	WD	Q	01	I	390,000			
2018004736	5053	0372	01-05-2018	WD	Q	Q	I	205,000			
	4705	2237	11-10-2015	QC	U	U	I	100			
	4692	0132	09-25-2015	WD	Q	Q	I	170,000			
	3318	0123	11-17-2006	WD	Q	Q	I	260,000			
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	
91,500	208,413	15,351	315,264	0	315264	0.00	315264	315264	308,965	

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Alternate Key 3672232
Parcel ID 12-22-25-1600-000-01900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0640 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

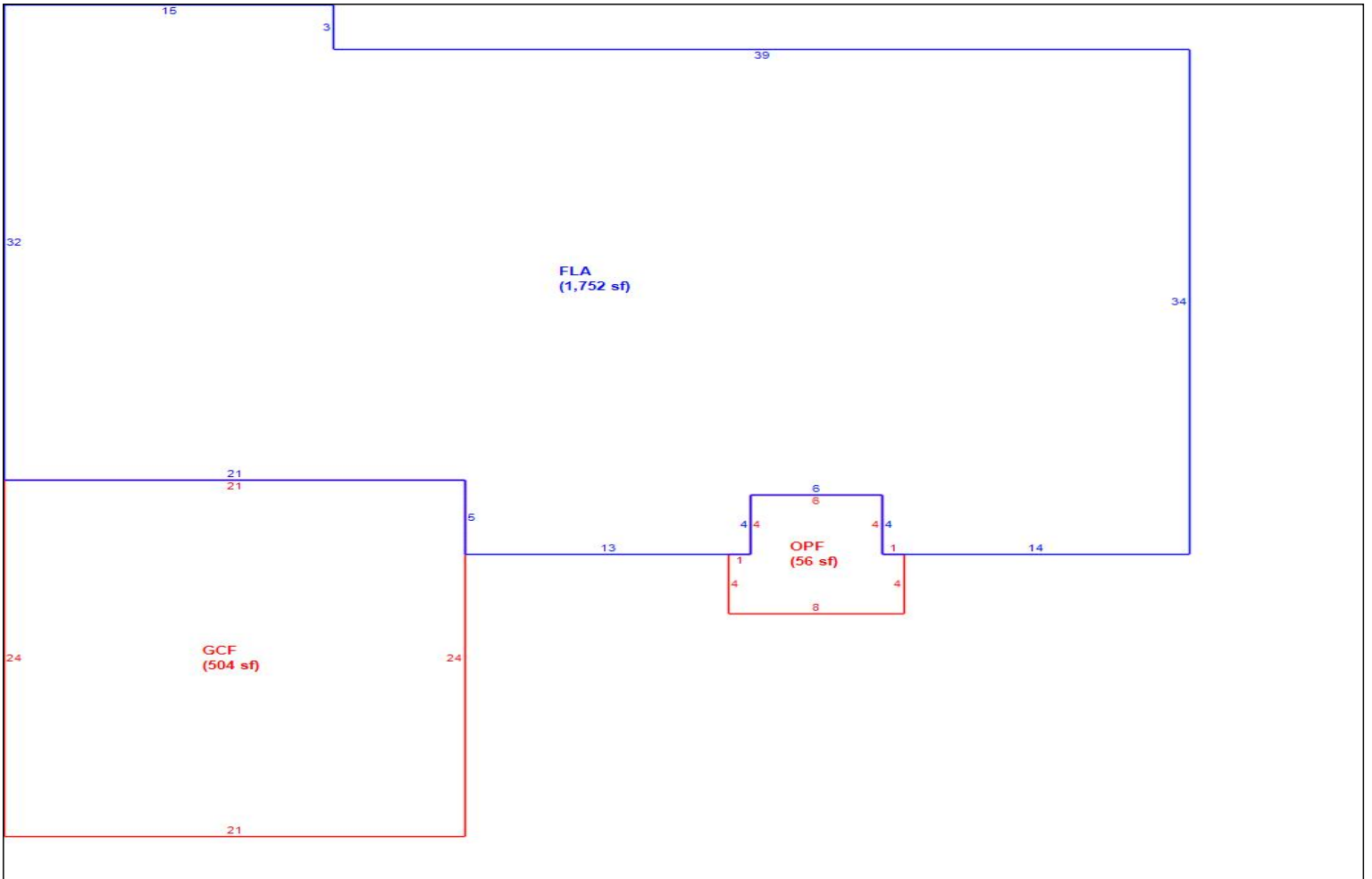
Current Owner			
FLETCHER TIMOTHY L & ALANA R			
805 MEADOW PARK DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 805 MEADOW PARK DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 19 PB 36 PGS 35-36 ORB 6207 PG 977

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	30,500.00	0.0000	3.00	1.000	1.000	0	91,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500			
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	225,653	Deprec Bldg Value	214,370	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,752	1,752	1752	Effective Area	1752	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	504	0	Base Rate	105.88	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	225,653	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	95.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,752	2,312	1,752	Building RCNLD	214,370					

Alternate Key 3672232
Parcel ID 12-22-25-1600-000-01900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0640 Comp 2
PRC Run: 12/10/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	384.00	SF	35.00	1995	1995	13440.00	85.00	11,424
PLD2	POOL/COOL DECK	708.00	SF	5.38	1995	1995	3809.00	70.00	2,666
SEN2	SCREEN ENCLOSED STRUCTURE	2264.00	SF	3.50	1995	1995	7924.00	40.00	3,170
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1995	1995	4000.00	50.00	2,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	71-12-04	04-04-2012	02-04-2013	8,672	0002	REROOF SHINGLE	02-04-2013		
2004	SALE	01-01-2003	03-15-2004	1	0000	CHECK VALUE			
1996	95-4901	09-01-1995	12-01-1995	15,000	0000	ADD POOL			
1996	95-4201	08-01-1995	12-01-1995	62,893	0000	SFR 805 MEADOW PARK DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023110161	6207	0977	09-01-2023	WD	Q	01	393,000	039	HOMESTEAD	2024	25000
2023082475	6173	1237	07-10-2023	QC	U	11	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2472	0548	11-17-2003	WD	Q	Q	170,000				
	1714	0986	04-23-1999	QC	U	U	0				
	1396	0326	10-01-1995	WD	Q	Q	127,400				
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	
91,500	214,370	19,260	325,130	0	193050	50,000.00	143050	168050	318,364	

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Alternate Key 3672216
Parcel ID 12-22-25-1600-000-01700

LCPA Property Record Card
Roll Year 2024 Status:
A

2024-0640 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

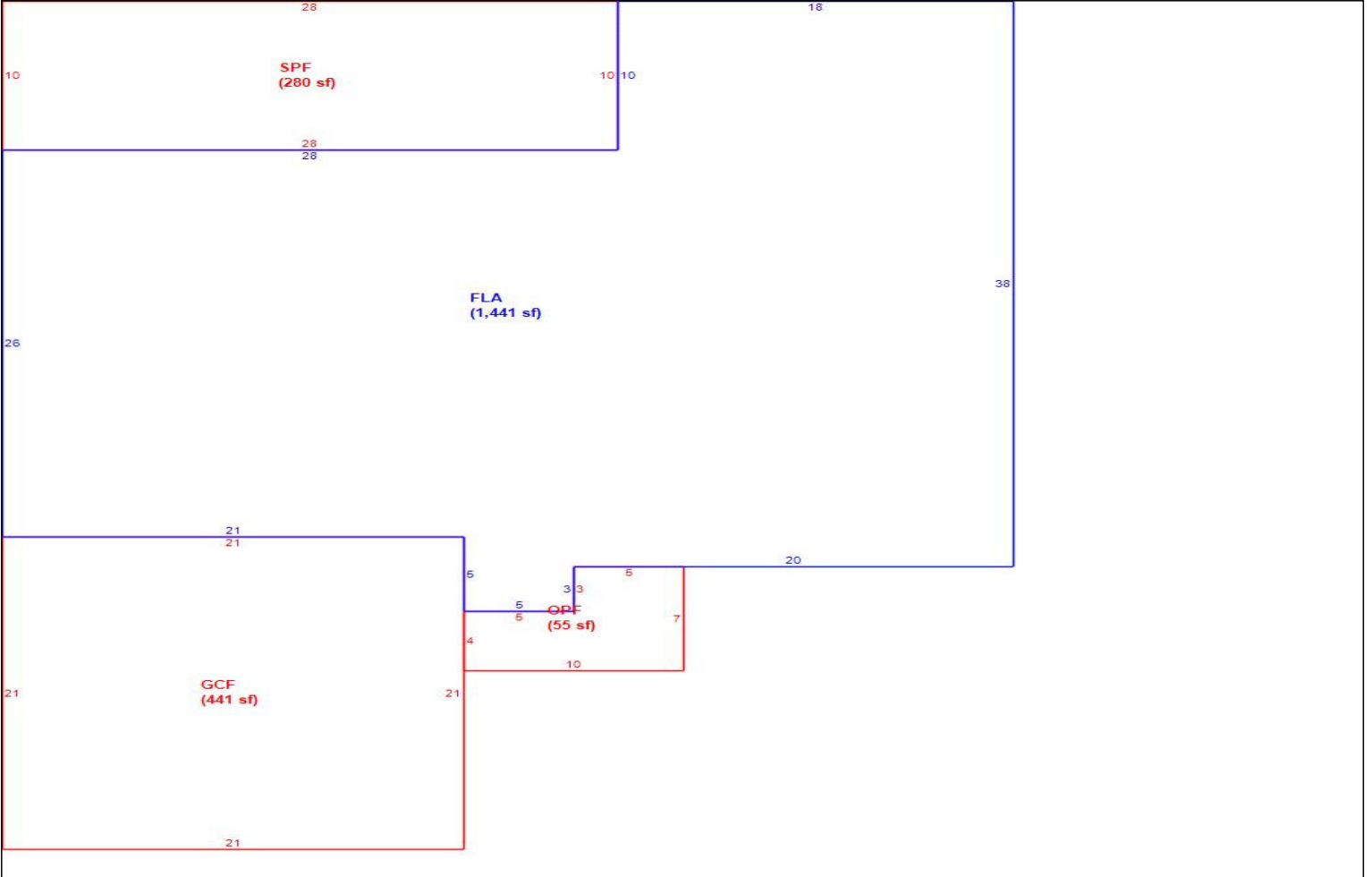
Current Owner			
HINKLEY RYAN M			
784 MEADOW PARK DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 784 MEADOW PARK DR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 17 PB 36 PGS 35-36 ORB 6237 PG 1034

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	30,500.00	0.0000	3.00	1.000	1.000	0	91,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500		
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 199,096 Deprec Bldg Value 193,123 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1995	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,441	1,441	1441	Effective Area	1441	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	108.78	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0	Building RCN	199,096	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	280	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,441	2,217	1,441	Building RCNLD	193,123				

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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	
2023	0538-22-04	04-22-2022	02-24-2023	13,500	0002	FOUNDATION STABILIZATION	02-24-2023		
1996	95-2620	05-01-1995	12-01-1995	58,229	0000	SFR 784 MEADOW PARK DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023135484	6237	1034	10-31-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2022049411	5933	1670	03-23-2022	WD	Q	01	I	313,500	059	ADDITIONAL HOMESTEAD	2024	25000
2021151311	5827	0039	10-18-2021	WD	U	37	I	306,700				
	1993	2117	08-24-2001	WD	Q	Q	I	110,900				
	1376	1427	07-01-1995	WD	Q	Q	I	87,200				
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	
91,500	193,123	0	284,623	0	284623	50,000.00	234623	259623	278,775	

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