



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3672356*

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>2024-0641</i>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; IH6 Property Florida, 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 #	1222251600-000-03100 915 Park Valley Circle
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 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 # 2024-0641	Alternate Key: 3672356	Parcel ID: 12-22-25-1600-000-03100	
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 915 PARK VALLEY CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH6 Property florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 334,405	\$ 334,405	
2. Assessed or classified use value, *if applicable	\$ 299,480	\$ 299,480	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 299,480	\$ 299,480	

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

Last Sale Date 3/20/2019 **Price:** \$222,000 Arm's Length Distressed Book 5251 Page 2007

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3672356	3670752	3672232	3672216
Address	915 PARK VALLEY CIR 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	\$169.66 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	1,971	1,623	24360	1,752	15330	1,441	37100
Year Built	1998	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	N	Y	-20000	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
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. 1.3%	4360	-Net Adj. 1.4%	-4670	Net Adj. 12.4%	37100
		Gross Adj. 13.4%	44360	Gross Adj. 10.4%	35330	Gross Adj. 12.4%	37100
Adj. Sales Price	Market Value \$334,405	Adj Market Value	\$335,860	Adj Market Value	\$334,096	Adj Market Value	\$337,400
	Value per SF 169.66						

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.

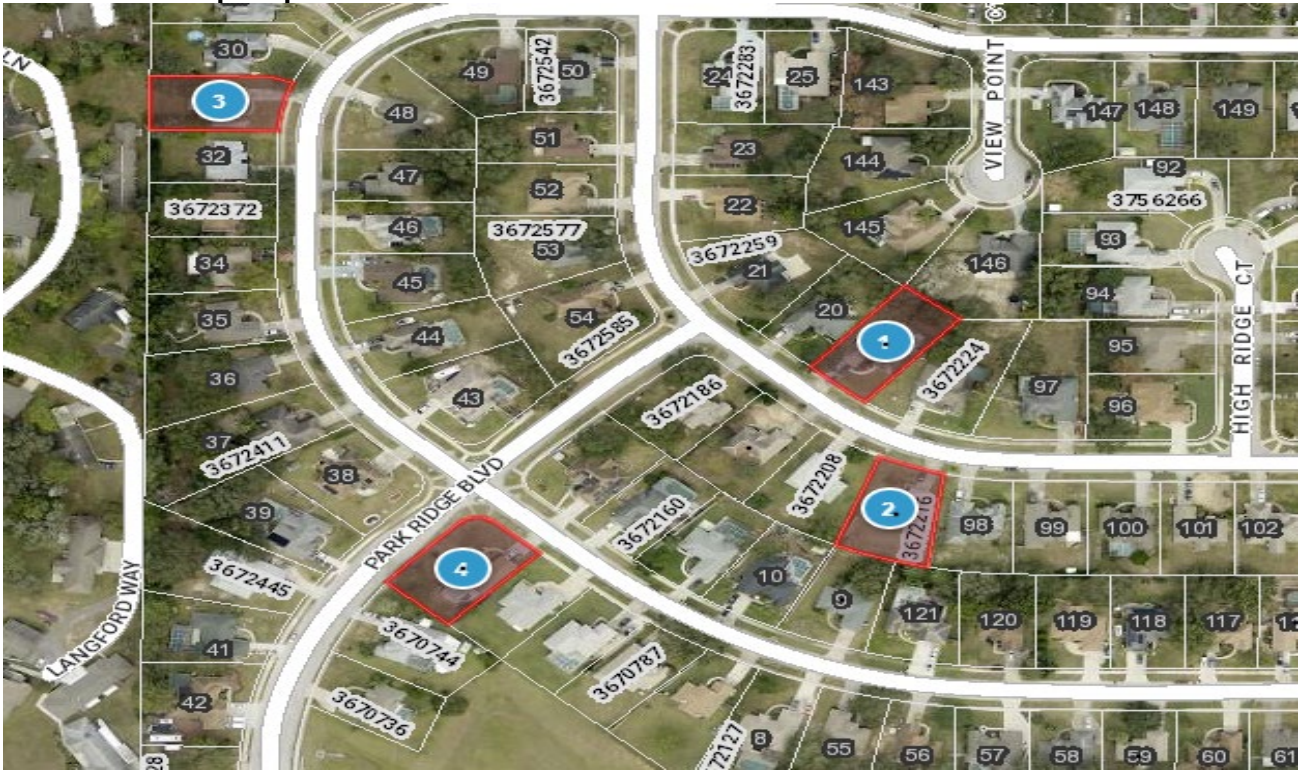
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0641 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3672232	805 MEADOW PARK DR MINNEOLA	same sub
2	comp 3	3672216	784 MEADOW PARK DR MINNEOLA	same sub
3	subject	3672356	915 PARK VALLEY CIR MINNEOLA	-
4	comp 1	3670752	601 PARK VALLEY CIR MINNEOLA	same sub
5				
6				
7				
8				

Alternate Key 3672356
Parcel ID 12-22-25-1600-000-03100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0641 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

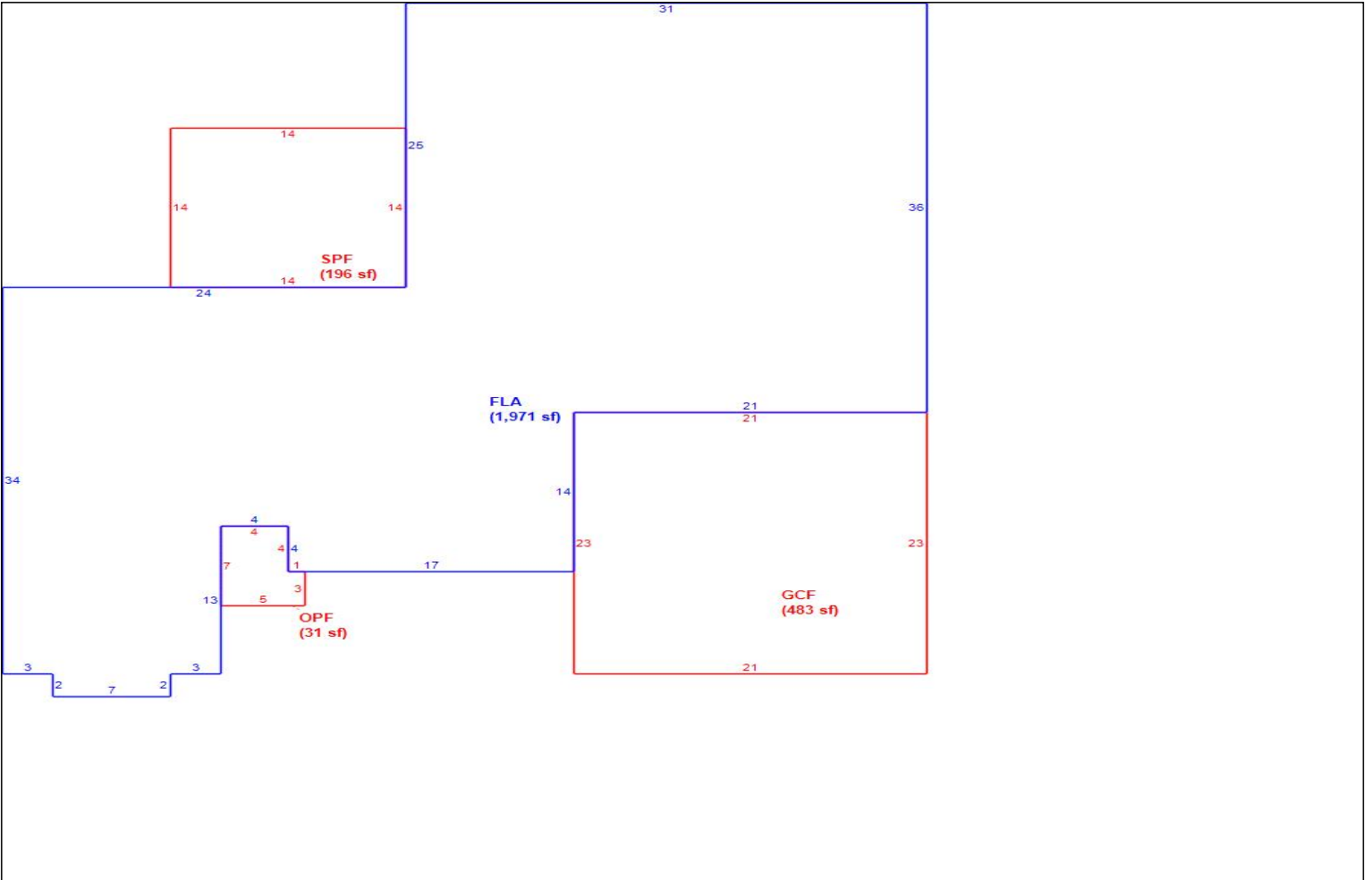
subject

Property Location		
Site Address 915 PARK VALLEY CIR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-10-202

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 31 PB 36 PGS 35-36 ORB 5251 PG 2007

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 250,418 Deprec Bldg Value 242,905 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,971	1,971	1971	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	105.30	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	31	0	250,418	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	196	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,971	2,681	1,971	97.00	Roof Cover	3	Type AC	03
					0				

Alternate Key 3672356
 Parcel ID 12-22-25-1600-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0641 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	02-10-2020	1	0099	CHECK VALUE	02-11-2020		
2020	IMPS	01-01-2019	02-10-2020	1	0008	CK IMPS FOR 2020 SEE 19 NOTE	02-11-2020		
1999	7120384	01-05-1998	12-01-1998	104,793	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2019030885	5251	2007	03-20-2019	WD	Q	Q	I	222,000				
2018104359	5165	1066	08-22-2018	CT	U	U	I	0				
	3616	1035	11-21-2007	QC	U	U	I	73,700				
	3545	2161	11-20-2007	QC	U	U	I	0				
	3534	1311	10-31-2007	QC	U	U	I	48,500				
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	
91,500	242,905	0	334,405	34925	299480	0.00	299480	334405	326,683	

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

2024-0641 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

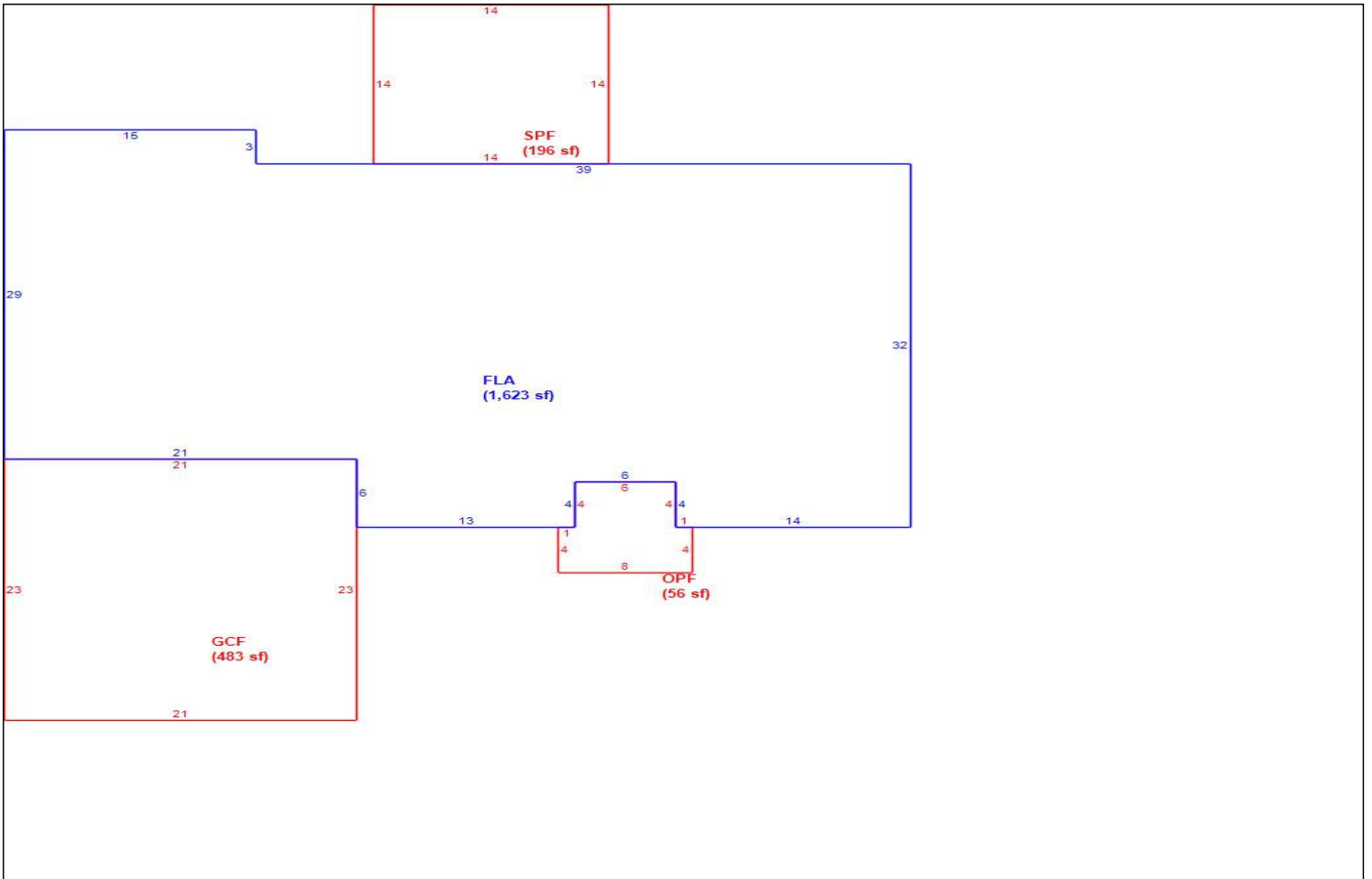
Current Owner		
THORNE JOHN & JULIA		
601 PARK VALLEY CIR		
MINNEOLA	FL	34715

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		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		
TOTALS		1,623	2,358	1,623	Building_RCNLD	208,413	Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0641 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	

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

LCPA Property Record Card
 Roll Year 2024 Status:
A

2024-0641 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

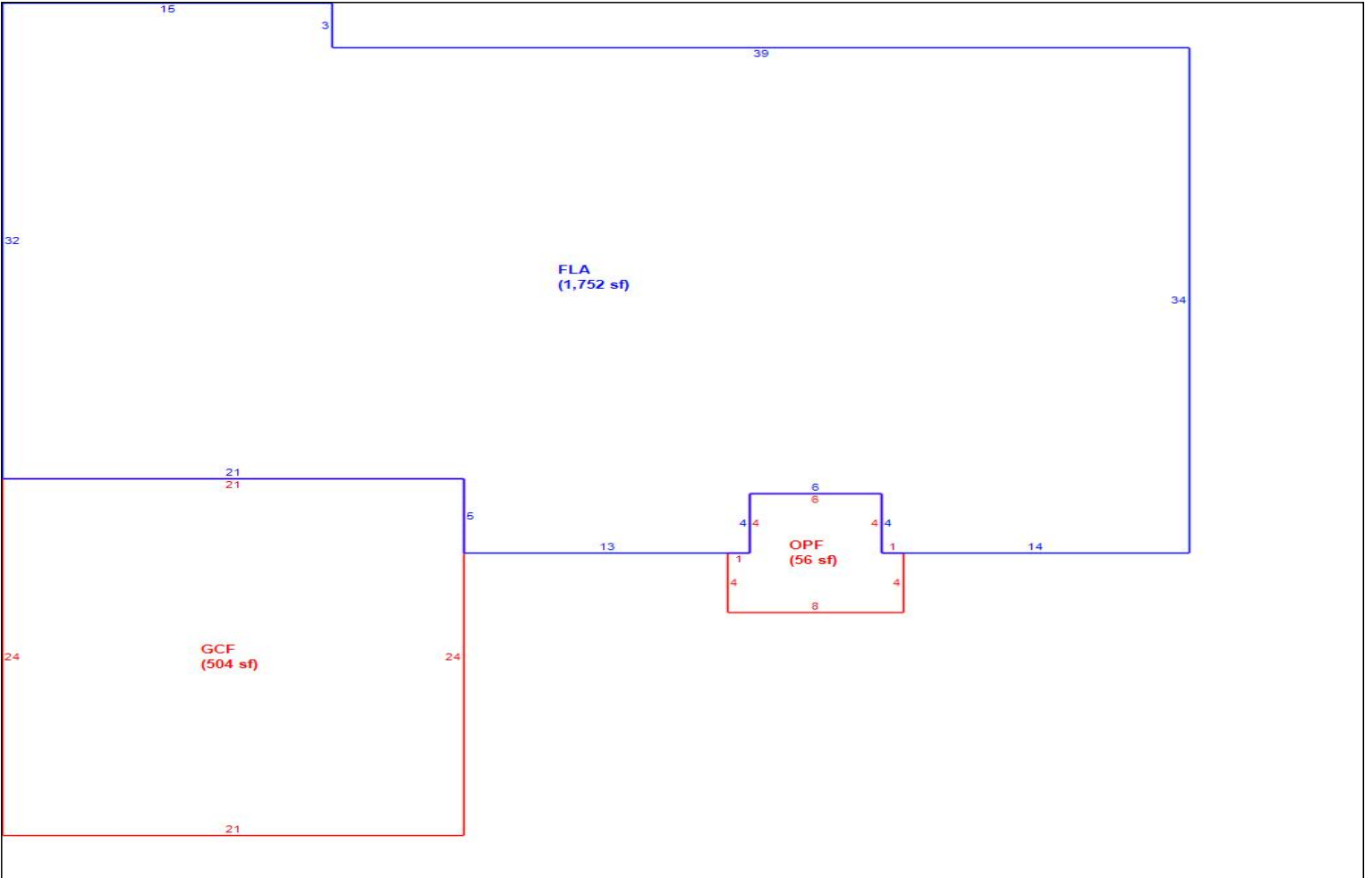
Current Owner		
FLETCHER TIMOTHY L & ALANA R		
805 MEADOW PARK DR		
MINNEOLA	FL	34715

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	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,752	1,752	1752	1995	1752	105.88	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	504	0				Quality Grade	665	Half Baths
OPF	OPEN PORCH FINISHE	0	56	0				Wall Type	03	Heat Type
TOTALS		1,752	2,312	1,752	Building RCNLD	214,370		Foundation	3	Fireplaces
								Roof Cover	3	Type AC

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0641 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

2024-0641 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

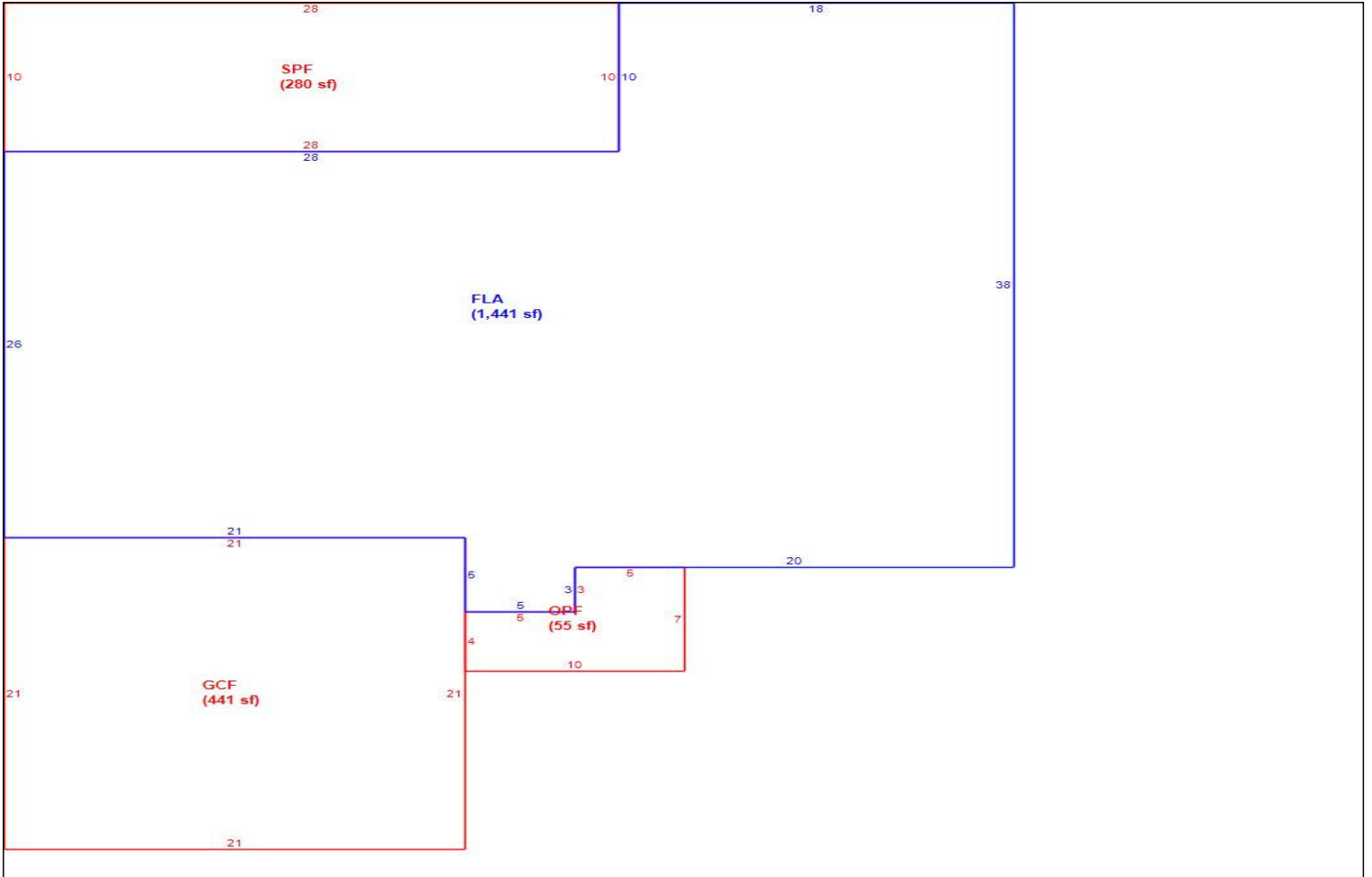
Current Owner		
HINKLEY RYAN M		
784 MEADOW PARK DR		
MINNEOLA	FL	34715

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	Effective Area	Base Rate	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,441	1,441	1441	1995	1441	108.78	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0				Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0				Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	280	0				% Good	97.00	Foundation	3
TOTALS		1,441	2,217	1,441	Building RCNLD	193,123		Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0641 Comp 3
 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

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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