



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3672411**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0642</b>	County <b>Lake</b>	Tax year <b>2024</b> Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>INITIATION HOMES TLP</i>			
Taxpayer name: <b>INV_HOME; Progress Residential Hvh Borrower Llc</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>12-22-25-1600-000-03700 945 Park Valley Cir</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0642	Alternate Key: 3672411	Parcel ID: 12-22-25-1600-000-03700	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 945 PARK VALLEY CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> HOME; Progress Residential Hvh Borrow	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 315,764	\$ 315,764	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 315,764	\$ 315,764	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 315,764	\$ 315,764	

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

**Last Sale Date** 7/11/2023      **Price:** \$4,994,400       Arm's Length     Distressed    Book 6179 Page 1802

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3672411	3672232	3670752	3672216
<b>Address</b>	945 PARK VALLEY CIR MINNEOLA	805 MEADOW PARK DR MINNEOLA	601 PARK VALLEY CIR MINNEOLA	784 MEADOW PARK DR MINNEOLA
<b>Proximity</b>		0.10 Miles	0.03 Miles	0.11 Miles
<b>Sales Price</b>		\$393,000	\$390,000	\$350,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	0.00%	0.80%
<b>Adjusted Sale</b>		\$338,766	\$331,500	\$300,300
<b>\$/SF FLA</b>	\$180.23 per SF	\$193.36 per SF	\$204.25 per SF	\$208.40 per SF
<b>Sale Date</b>		9/1/2023	12/5/2023	10/31/2023
<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>	1,752	1,752	0	1,623	6450	1,441	15550
<b>Year Built</b>	1996	1995	0	1996	0	1995	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<b>Pool</b>	N	Y	-20000	Y	-20000	N	0
<b>Fireplace</b>	1	0	2500	0	2500	0	2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N	0	N	0	N	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 5.2%	-17500	-Net Adj. 3.3%	-11050	Net Adj. 6.0%	18050
		Gross Adj. 6.6%	22500	Gross Adj. 8.7%	28950	Gross Adj. 6.0%	18050
<b>Adj. Sales Price</b>	Market Value <b>\$315,764</b>	Adj Market Value	<b>\$321,266</b>	Adj Market Value	<b>\$320,450</b>	Adj Market Value	<b>\$318,350</b>
	Value per SF 180.23						

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.

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:            MTW**

**DATE    12/10/2024**

**2024-0642 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3672232	805 MEADOW PARK DR MINNEOLA	0.1
2	comp 3	3672216	784 MEADOW PARK DR MINNEOLA	0.11
3	subject	3672411	945 PARK VALLEY CIR MINNEOLA	-
4	comp 2	3670752	601 PARK VALLEY CIR MINNEOLA	0.03
5				
6				
7				
8				

Alternate Key 3672411  
 Parcel ID 12-22-25-1600-000-03700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0642 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

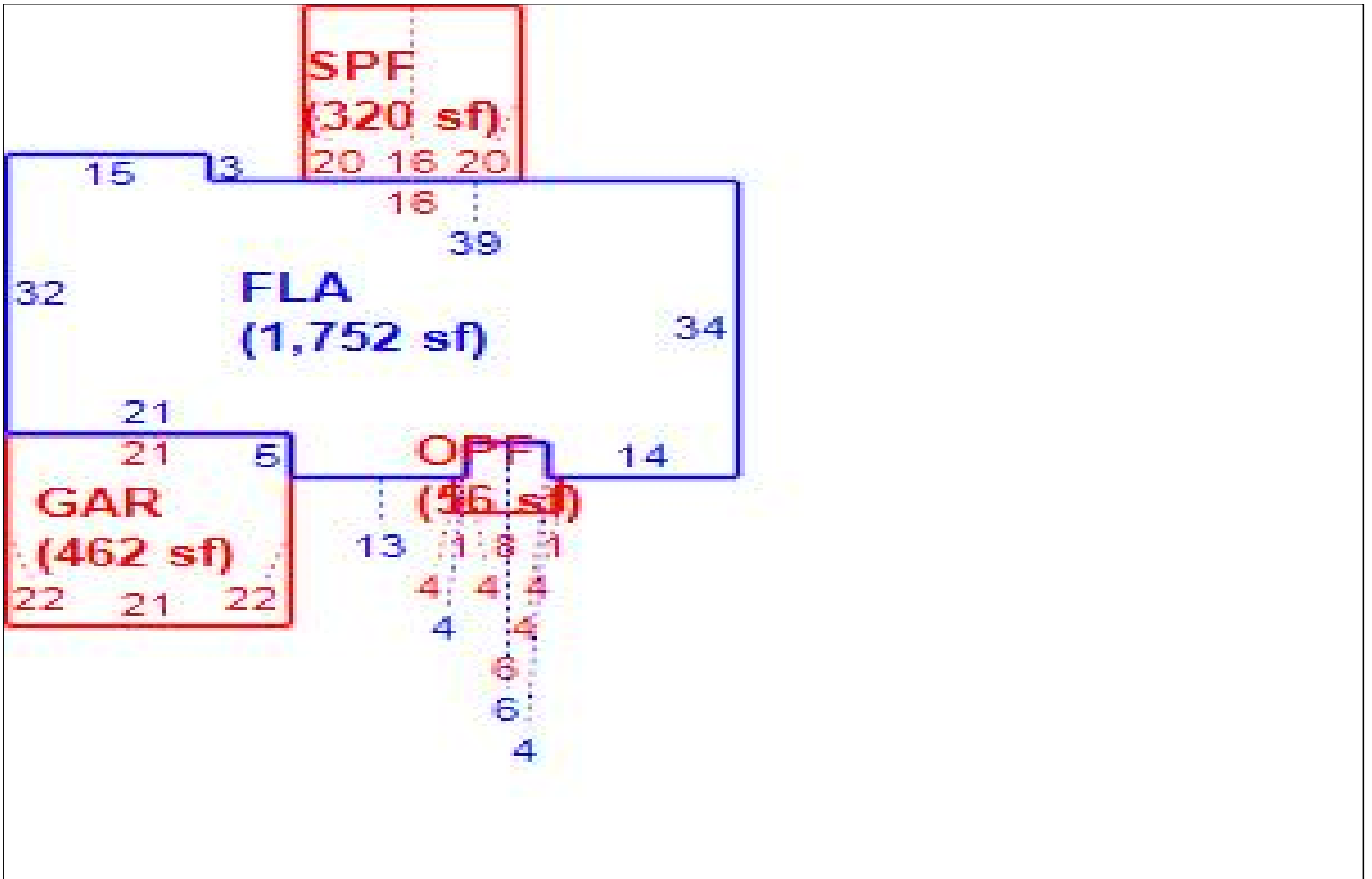
Current Owner		
INVITATION HOMES 7 LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 945 PARK VALLEY CIR		
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 37 PB 36 PGS 35-36 ORB 6179 PG 1802

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 231,200
Deprec Bldg Value 224,264		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	1,752	1,752	1752	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	105.88	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	231,200	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	320	0	EX	Foundation	3	Fireplaces	1
TOTALS		1,752	2,590	1,752	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	224,264			

Alternate Key 3672411  
 Parcel ID 12-22-25-1600-000-03700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0642 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
2016	0003-15-01	01-05-2015	11-12-2015	7,030	0002	REROOF	11-12-2015	
2014	VALU	01-01-2013	05-07-2014	1	0008	CK VAL AFTER SUB UPDATED DN	05-07-2014	
1997	6030727	03-01-1996	12-01-1996	99,957	0000	SFR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023087604	6179 1802	07-11-2023	WD	Q	05	I	4,994,400				
2021154200	5831 1100	08-30-2021	WD	U	11	I	100				
2018118272	5181 1273	10-04-2018	WD	U	M	I	100				
	4535 2358	09-30-2014	WD	U	M	I	100				
	4402 1517	11-01-2013	WD	Q	Q	I	139,000				
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	224,264	0	315,764	0	315764	0.00	315764	315764	315,764

**Parcel Notes**

99 THOMAS & JAMIE D VALTH SENT IN HX CARD REMOVING HX  
 02 QG FROM 500 FER 032702  
 04FC LOC FROM 125 QG FROM 525 ADD FPL NPA JWP 060304  
 3146/1554 JEFFERY & KERRI BOLLING TO JEFFERY A & KERRI BOLLING HW LE REM THEMSELVES AS TTEE OF THE BOLLING REVC TR DTD  
 012706  
 10X RENEWAL CARD RETURNED WITH ADDRESS 8240 NE 128TH AVE OKEECHOBEE 34972 SENDING LETTER 020810  
 10X DENY  
 4402/1517 JEFFERY A & KERRI BOLLING INDIV & AS CO TTEES TO FREQ FLORIDA LLC  
 14 VALU OK FOR 14 SEE OTHER SALES IN SUB QG FROM 475 ONE OF THE LARGEST SF SPF4 IN SUB DN 050714  
 4535/2358 FREQ FLORIDA LLC TO PROGRESS RESIDENTIAL 2014-1 BORROWER LLC  
 4535/2358 M SALE INCL OVER 25 PARCELS MULTI SUBS  
 16FC SFR HAS NEW SHINGLE ROOF MHS 111215  
 17TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
 18TR UNABLE TO FORWARD 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
 5181/1273 PROGRESS RESIDENTIAL 2016-1 BORROWER LLC FKA PROGRESS RESIDENTIAL 2014-1 BORROWER LLC TO PROGRESS  
 RESIDENTIAL BORROWER 5 LLC  
 5181/1273 M SALE INCL OVER 25 PARCELS IN MULTI SUBS  
 5831/1100 M SALE INCL 15 LOTS IN VARIOUS SUBS PROGRESS RESIDENTIAL BORROWER 5 LLC TO PROGRESS RESIDENTIAL HVH  
 BORROWER LLC  
 6179/1802 M SALE INCL 14 LOTS IN MULTPLE SUBS SR SUNBELT HOMES GROUP 2 LLC FKA PROGRESS RESIDENTIAL HVH BORROWER LLC  
 TO INVITATION HOMES 7 LP

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0642 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

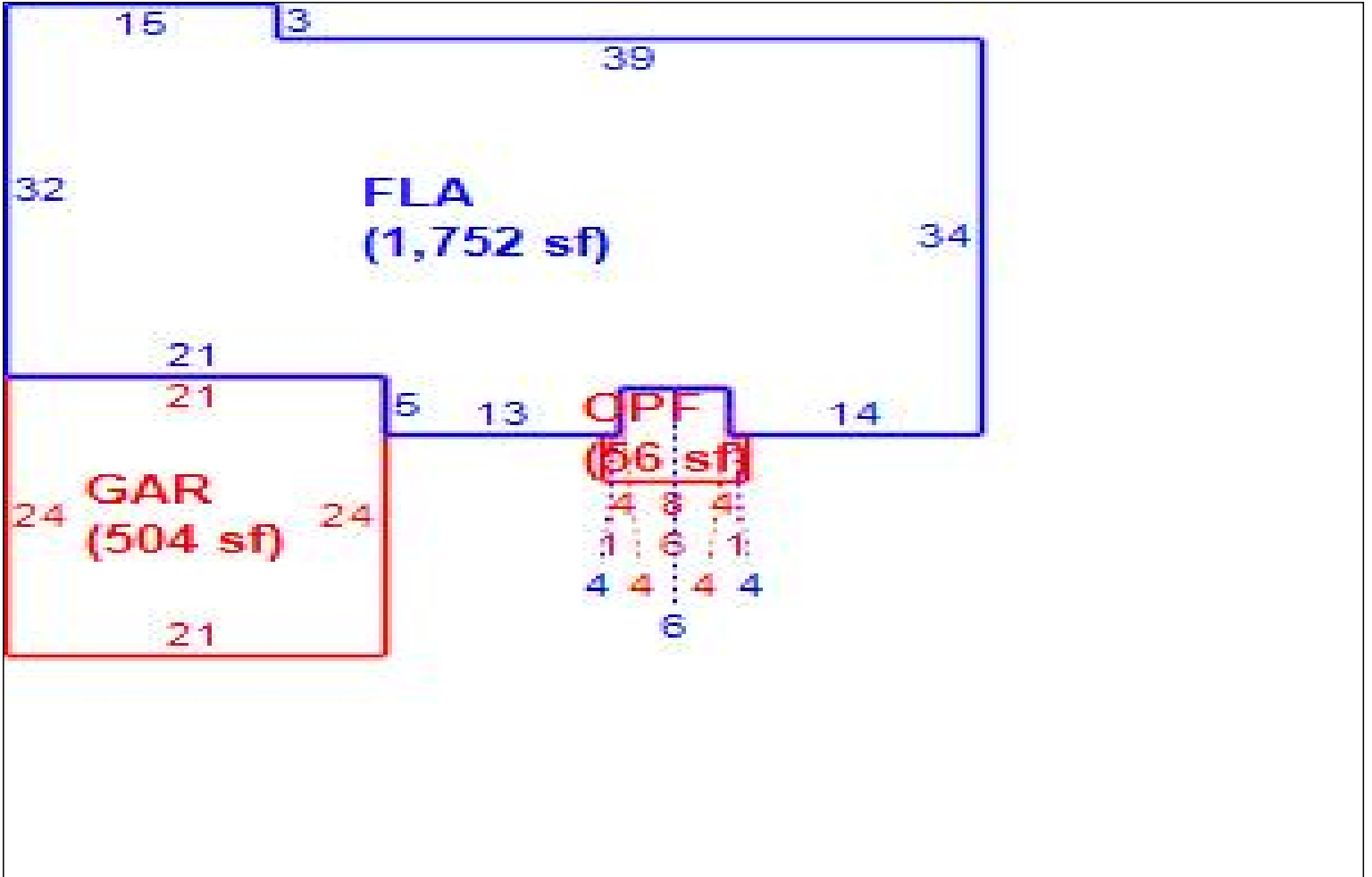
Current Owner		
FLETCHER TIMOTHY L & ALANA R		
805 MEADOW PARK DR		
MINNEOLA	FL	34715

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	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0	105.88	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	225,653	Wall Type	03	Heat Type	6
TOTALS		1,752	2,312	1,752	EX	Foundation	3	Fireplaces	0
					95.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building_RCNLD				
					214,370				



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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0642 Comp 1  
 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	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	I	393,000	039	HOMESTEAD	2024	25000
2023082475	6173	1237	07-10-2023	QC	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2472	0548	11-17-2003	WD	Q	Q	I	170,000				
	1714	0986	04-23-1999	QC	U	U	I	0				
	1396	0326	10-01-1995	WD	Q	Q	I	127,400				
<b>Total</b>											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	126290	198840	50,000.00	148840	173840	325,130	

**Parcel Notes**

97FC QG FROM 500 RS 041197  
 1714/986 DINO NINASSI TO CAROLE M NINASSI/KWASNIK SINGLE  
 2472/548 CAROLE M KWASNIK TO CHARLES & ALICE HAUSE HW  
 04FC QG FROM 550 JRH 031504  
 04FC LOC FROM 125 QG FROM 620 JWP 060304  
 13FC FLA1 FROM 1756SF OPF3 FROM 48SF ADD PLH HTB TO MISC NPA BOTH OLDER SFR HAS NEW SHINGLES IN GOOD EXT COND COND FROM 3 DN 020413  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 15TR RETURN TO SENDER UNABLE TO FORWARD 091815  
 6173/1239 CHARLES RICHARD HAUSE 81 DECEASED 121222 DC  
 6173/1237 ALICE HAUSE LE REM TTEE OF THE ALICE E HAUSE REVC TRS DTD 071023  
 6207/977 ALICE E HAUSE INDIV AND AS TTEE TO TIMOTHY LAWRENCE & ALANA RENEE FLETCHER HW  
 24X SUBMITTED HX APP DB 022324

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0642 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

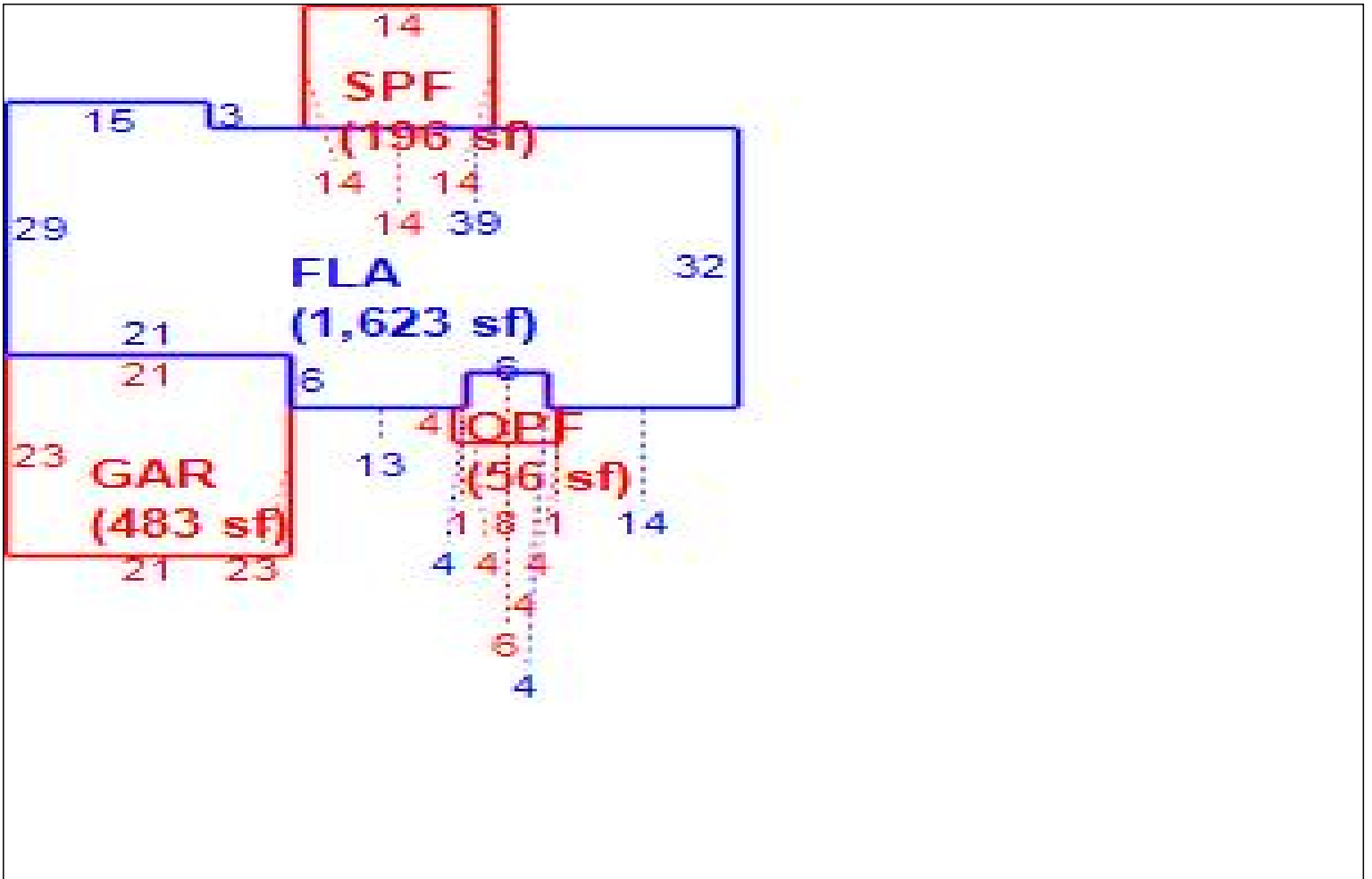
Current Owner		
THORNE JOHN & JULIA		
601 PARK VALLEY CIR		
MINNEOLA	FL	34715

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

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0642 Comp 2  
 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	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	50.00	2,856

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	15,208	315,121	0	315121	0.00	315121	315121	315,264	

**Parcel Notes**

97FC QG FROM 500 RS 041197  
 02 QG FROM 475 FER 032702  
 03FC QG FROM 500 ADD POL & PLD TO MISC JWP 040503  
 04FC LOC FROM 125 QG FROM 535 JWP 060304  
 2850/2322 PAUL JR & SHERRY L JUTKOFKY TO PAUL & NATALIE FRANCA HW  
 06FC NO CHGS TO SFR QG FROM 600 DN 051606  
 13FC UBU IS APPROX 6X6 PLASTIC ADD SEN NPA FROM OUTSIDE LOCKED WOODEN FENCE UBU NOT ADDED MANY ANGLES ON POL SF OK DN 020413  
 4692/132 MICHAEL & JORJA GUERRA TO STEPHEN MISCIAGNO  
 4692/132 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL SHORT SALE  
 16X COURTESY HX CARD SENT 102115  
 4705/2237 STEPHEN MISCIAGNO TO AUGIE 84 PROPERTIES LLC  
 17TR VACANT 601 PARK VALLEY CIR MINNEOLA FL 34715 7932  
 17 MAILING ADDR CHGD PER SUNBIZ INFO SCANNED CB 090717  
 5053/372 AUGIE 84 PROPERTIES LLC TO THOAMS & CAROL A DULKIS HW  
 18X COURTESY HX CARD SENT 022118  
 19X COURTESY HX CARD SENT 010219  
 21TR KEYED FORWARDING ADDR OF 9174 SE 125TH LOOP SUMMERFIELD FL 34491 9742  
 6255/274 THOMAS & CAROL A DULKIS TO JOHN & JULIA THORNE HW

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0642 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

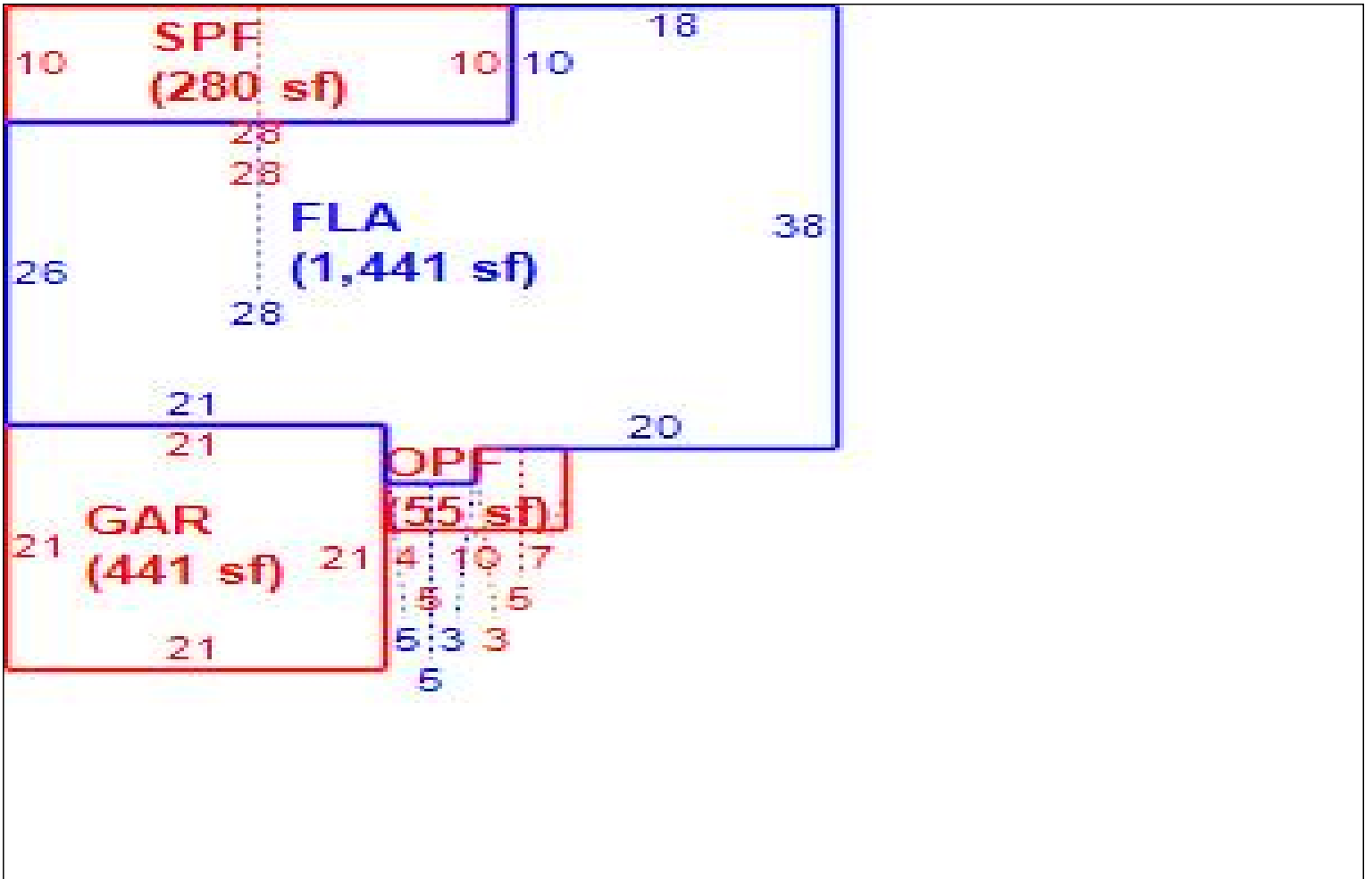
Current Owner		
HINKLEY RYAN M		
784 MEADOW PARK DR		
MINNEOLA	FL	34715

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	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,441	1,441	1441	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	108.78	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0	199,096	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	280	0	EX	Foundation	3	Fireplaces	0
					% Good	97.00			
					Functional Obsol	0			
TOTALS		1,441	2,217	1,441	Building RCNLD	193,123	Roof Cover	3	Type AC 03

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

**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				
<b>Total</b>											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	284,623

**Parcel Notes**

1993/2117 JANETTE L DUCKWORTH MARRIED  
 02 QG FROM 450 FER 032702  
 04FC LOC FROM 125 QG FROM 500 JWP 060304  
 5827/39 JANETTE L DUCKWORTH TO ZILLOW HOMES PROPERTY TRUST  
 5933/1670 ZILLOW HOMES PROPERTY TRUST TO KATHRYN MARIE LOVELL & CHRISTOPHER PAUL CHOATE HW  
 23CC SUBMITTED HX APP WITH EXEMPTION REQUEST FORM ACS 120722  
 6237/1034 KATHRYN MARIE LOVELL CHOATE FKA KATHRYN MARIE LOVELL & CHRISTOPHER PAUL CHOATE TO RYAN MATTHEW HINKLEY  
 SINGLE  
 24CC EFILE HX APP CP 020524

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