

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 3783455

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

111001p01d10d; 59 101	COMPLETED BY C			NT EOARD (M	WB) :
Petition# 20	24-0694	County Lake		ax year 2024	Date received 9.1224
·	· · · · · · · · · · · · · · · · · · ·	OMPLETED BY IT	HE PENINOWER		
PART 1. Taxpayer	Min C			a dignile se	
Taxpayer name: INV	_HOME; 2018-2 IH Borrower LF	;	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	1722260300-0 366 Pebble C	
Phone 954-740-62	40		Email	ResidentialAp	peals@ryan.com
The standard way to	o receive information is by	y US mail. If possible	e, I prefer to receiv	e information b	y ☑ email ☐ fax.
	etition after the petition de t support my statement.	eadline. I have attac	hed a statement o	of the reasons I	filed late and any
your evidence to evidence. The V Type of Property		rd clerk. Florida law a ruling will occur unde ial and miscellaneou	illows the property a er the same statuto	appraiser to cros ry guidelines as charge	at submit duplicate copies of es examine or object to your sif you were present.) distoric, commercial or nonprofit dusiness machinery, equipment
PART/2, Reason f	or Petition 🔠 Chec	k one. If more than	one, file a separ	ate petition. 🐗	
Real property va	alue (check one): d ecrea	ase 🗌 increase	☐ Denial of exer	mption Select o	r enter type:
Tangible persona return required by	rent reduction substantially complete o al property value (You mu y s.193.052. (s.194.034, l for catastrophic event	st have timely filed	(Include a date aQualifying impro	e-stamped cop evement (s. 193.7 control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time by the requeste group.		ly similar. (s. 194.01 I need to present you titions for multiple un	1(3)(e), (f), and (g ir case. Most heari its, parcels, or acco), F.S.) ngs take 15 min ounts, provide th	utes. The VAB is not bound ne time needed for the entire
You have the right to evidence directly to appraiser's evidence	to exchange evidence wit the property appraiser a e. At the hearing, you ha	th the property appro t least 15 days befor ve the right to have	aiser. To initiate th re the hearing and witnesses sworn.	ne exchange, yo make a writter	ou must submit your request for the property
of your property recinformation redacte	cord card containing infor	mation relevant to th	e computation of	your current as	property appraiser a copy sessment, with confidential d the property record card

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	<u> </u>	
Complete part 3 if you are representing yourself or if you are a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	ion 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 the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig	nature	
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	's employee or you are one of the f	ollowing licensed
I am (check any box that applies):	/toynover or an efficient	d ontitul
An employee of	(taxpayer or an anniate	a enuty).
A Florida Bar licensed attorney (Florida Bar number).	DDC480
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number	<u>RD6182</u>).
\square A Florida real estate broker licensed under Chapter 475, I	Florida Statutes (license number).
A Florida certified public accountant licensed under Chapt	er 473, Florida Statutes (license nur	mber).
I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential info	rmation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filin under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an a	gent for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not lis	sted in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	he licensed representatives or empl	oyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requitaxpayer'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 taxpay	ver's authorized signature is in part 3	3 of this form.
I understand that written authorization from the taxpayer is reappraiser 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 au becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0694		Alternate K	ey: 3783455	Parcel I	D: 17-22-26-03	00-000-04700	
Petitioner Name	Robert	Peyton, Rya	ın LLC				Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Re			Property		BBLE CT			
Other, Explain:	_	_		Address	IVIIIN	NEOLA			
Owner Name	2018-2	H BORROV	/ED I D	Value from	Value befor	e Board Actio	n		
Owner Hame	2010-21	III BOILILOT	LIX LI	TRIM Notice		ited by Prop App	·· I Value affer	Board Action	
4	!								
1. Just Value, red				\$ 358,00		358,06			
2. Assessed or cl			cable	\$ 245,00	00 \$	245,00	00		
3. Exempt value,		<u>1e</u>		\$	-				
4. Taxable Value,	*required			\$ 245,00	00 \$	245,00	0		
*All values entered	d should be coun	ty taxable va	lues, School and	d other taxing	authority values	may differ.			
Last Cala Data					Annala Lanath	Distressed	Daala	D	
Last Sale Date		Pric	ce:		Arm's Length	Distressed	Book	Page	
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	able #3	
AK#	37834		3783		3783		3783		
Address	366 PEBB	LE CT	388 BRIMMIN	IG LAKE RD	336 BRIMMIN	G LAKE RD	335 PEBI	BLE CT	
Address	MINNE	DLA	MINNE	EOLA	MINNE	OLA	MINNE	OLA	
Proximity			0.31 N	Лiles	0.12 N		0.07 N	/liles	
Sales Price			\$344,		\$342,		\$399,000		
Cost of Sale			-15		-15'		-15		
Time Adjust			1.60		0.00		2.00		
Adjusted Sale			\$297,		\$291,		\$347,		
\$/SF FLA	\$191.07 p	er SF	\$193.95	•	\$236.30		\$203.71	•	
Sale Date			8/11/2	2023	12/21/	2023	7/14/2	2023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,874		1,536	16900	1,232	32100	1,704	8500	
Year Built	2000		2001		1999		2000		
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		N	0	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	None		None		None		None		
	Site Size Lot		Lot		Lot		Lot	+	
Location Sub			Sub		Sub		Sub		
View	House		House		House		House		
			Net Adj. 5.7%	16900	Net Adj. 11.0%	32100	Net Adj. 2.4%	8500	
			Gross Adj. 5.7%	16900	Gross Adj. 11.0%	32100	Gross Adj. 2.4%	8500	
	Market Value	\$358,063	Adj Market Value	\$314,804	Adj Market Value	\$323,225	Adj Market Value	\$355,630	
Adj. Sales Price	Value per SF	191.07	-	. ,	·	- , -	-	. ,	

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:	DATE	

2024-0694 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3783455	366 PEBBLE CT MINNEOLA	_
2	Comp 3	3783439	335 PEBBLE CT MINNEOLA	0.07
3	Comp 2	3783437	336 BRIMMING LAKE RD MINNEOLA	0.12
4	Comp 1	3783424	388 BRIMMING LAKE RD MINNEOLA	0.31
5				
6				
7				
8				

Alternate Key 3783455

Parcel ID 17-22-26-0300-000-04700

Current Owner

2018-2 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

2024-0694 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 366 PEBBLE CT

MINNEOLA FL 34715 00MI NBHD

Mill Group 0583 Property Use

Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MINNEOLA, COUNTRY RIDGE LOT 47 PB 40 PG 97-99 ORB 4582 PG 891 ORB 5107 PG 1533

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIOIL	Depui	Adj	Utilits	Price	Factor	Factor	Factor	Factor	Class vai	Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
					1								
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	t		88,000	
Classified Acres 0 Classified JV/Mkt 88,000 Classified Adj JV/Mkt										0			
	Sketch												

Bldg 1 of 1 293,547 Deprec Bldg Value 270,063 Multi Story 0 Sec 1 Replacement Cost

					38
58		FLA (1,874 sf)			
		9	19 19		
	6	20			20
	11 6	ORE		GCF (380 sf)	

	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	1,874	, -	1874	Effective Area	1874	No Otorio		Full Dath.	
_	GARAGE FINISH	0	380	0	Base Rate	131.95	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	293,547	Quality Grade	700	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	92.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,874	2,290	1,874	Building RCNLD	270 063	Roof Cover	3	Type AC	03

Alternate Key 3783455 Parcel ID 17-22-26-0300-000-04700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Parcerio	17-22-	20-030	0-000-0	74700	Ro	II Yea	ır 202	24 Sta	itus: A			Caru #	'	OI I
					*Only			laneous F records a	eatures re reflected b	elow				
Code		Descrip	tion	Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	ΙΙΔn	r Value
- Code		Возопр	1011	011	110	Турс	- 0.	1100	Tour Bit	Lilout i	11011	700000	΄ , τρ	value
								ilding Peri	mits					
Roll Year	Permit	t ID	Issue Da	ate Comp [Date	An	ount	Туре		Descri	otion	Review [Date 0	CO Date
	1			Sales Inform	otion						Evo	mptions		
Instrume	ent No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
201805		5107	1533	05-08-2018	WD	U	M	ı	100	-	Восоприо		1 001	7 unount
201003	132	4582	0891	01-29-2015	WD	Ü	M	l ;	100					
		4377	1301	08-22-2013	CT	Ŭ	Ü	l i	99,500					
		2908	1153	07-15-2005	WD	Q	Q	1	251,000					
		1838	0621	07-05-2000	WD	Q	Q	1	110,600					
												Total		0.00
					<u> </u>							rotai		0.00
							Val	lue Summ	ary					
Land Valu	e Bldo	g Value	Misc	Value Mark	et Valu	e De	eferred	Amt As	ssd Value (Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pre	vious Valu
88,000	27	0,063		0 35	8,063		11306	3	245000	0.00	245000	35806	3 ;	331,302

^{***}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 3783424 Parcel ID 17-22-26-0300-000-01600

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 388 BRIMMING LAKE RD

MINNEOLA FL 34715 00MI

NBHD 0583

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection PJF 01-01-202

Legal Description

388 BRIMMING LAKE RD

WIESER PETER

MINNEOLA

MINNEOLA, COUNTRY RIDGE LOT 16 PB 40 PG 97-99 ORB 6195 PG 383

34715

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Берит	Adj	Office		Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	Γ	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
	Total Acres 0.00		JV/Mkt	-	•			i Adj JV/Mk			88,000		
Classified Acres 0 Cla				Classified JV/Mkt	88,	000		Classified	d Adj JV/Mk	t		0	

Sketch Bldg 1 1 of 1 Replacement Cost 253,129 Deprec Bldg Value 230,347 Multi Story 0 Sec SPU (180 sf) FLA (1,536 sf) GCF (380 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,536	1,536	1536	Effective Area	1536			- " D "	_
_	GARAGE FINISH	0	380	0	Base Rate	134.11	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	8 180	0	Building RCN	253,129	Quality Grade	700	Half Baths	0
350	SCREEN FORCH ONFIN	U	100	U	Condition	AV	Wall Type	03	Heat Type	6
					% Good	91.00	Wan Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,536	2,104	1,536	Building RCNLD	230,347	Roof Cover	3	Type AC	03

Alternate Key 3783424 Parcel ID 17-22-26-0300-000-01600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Comp 1 PRC Run: 12/9/2024 By

Card# 1 of 1 Roll Year 2024 Status: A Miscellaneous Features *Only the first 10 records are reflected below Code Units Туре Unit Price Year Blt Effect Yr RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Review Date CO Date Issue Date Comp Date Amount Туре Description 611-16-10 09-20-2016 04-03-2017 SCRN RM 3,675 0003 04-03-2017 2017 SALE 05-13-2005 01-01-2004 0000 CHECK VALUES 2005

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023099586	6195	0383	08-11-2023	WD	Q	01	Ī	344,000				
2023064679	6151	1773	05-28-2023	WD	U	37	I	320,600				
2021019226	5641	0481	02-08-2021	WD	Q	01	I	237,000				
	2698	0248	11-03-2004	WD	Q	Q	1	155,000				
	2076	1851	02-22-2002	WD	Q	Q	- 1	106,900				
					Total		0.00					
						Val	ua Summ	arı/				

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	230.347	0	318.347	0	318347	0.00	318347	318347	293.129

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Alternate Key 3783437 Parcel ID 17-22-26-0300-000-02900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 336 BRIMMING LAKE RD

MINNEOLA FL 34715 00MI NBHD 0583

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

Current Owner

LOY NICOLE 336 BRIMMING LAKE RD

MINNEOLA 34715

Legal Description

MINNEOLA, COUNTRY RIDGE LOT 29 PB 40 PG 97-99 ORB 6263 PG 2245

Lan	d Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
	Total Acres 0.00 Classified Acres 0				JV/Mkt Classified JV/Mkt				l Adj JV/MI d Adj JV/MI			88,000 0	

Sketch Bldg 1 1 of 1 Replacement Cost 217,157 Deprec Bldg Value 210,642 Multi Story 0 Sec SPU

14	(280 sf)	14		
	20			
25	48			
				16
	FLA (1,232 sf)		19 19	
		16		
		20	GCF (380 sf)	20
			(500 51)	
29	5			
	4 OPF (20 s	f) 4		
	5		19	

	Building S	Sub Areas			Building Valuati	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,232	1,232		Effective Area	1232	No Starios	4.00	Cull Datha	
GAR	GARAGE FINISH	0	380	-	Base Rate	137.53	No Stories	1.00	Full Baths	2
OPF SPU	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	20 280	-	Building RCN	217,157	Quality Grade	700	Half Baths	0
51 0	SCILLIN I OILCITOINI IIV		200	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riodi Typo	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,232	1,912	1,232	Building RCNLD	210.642	Roof Cover	3	Type AC	03

Alternate Key 3783437 Parcel ID 17-22-26-0300-000-02900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

u. 00. 1D		N.C	Jii i eai	2024 36	atus. A			3 3.1 3.1					
Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
									-				
				Building Per	mits								
oll Vaar	Permit ID Issue Date (omn Date	Amoi	int Type	1	Description		I Review Date	CO Date				

Building Permits												
Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date Comp Date	CO Date											
2018 670-17-08 08-01-2017 04-04-2018 5,008 0002 SCRN RM 14X20 04-04-2018 02-24-1999 12-01-1999 65,000 0000 SFR/336 BRIMMING LK RD	CO Build											

			Sales Informa		Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157226	6263	2245	12-21-2023	WD	Q	01	1	342,500	039	HOMESTEAD	2024		
2018067069	5122	2039	06-07-2018	204,000	059	ADDITIONAL HOMESTEAD	2024	25000					
2017057881	4950	1099	05-23-2017	180,000									
	3837	0572	10-29-2009	WD	Q	Q	l I	94,000					
	3788	1913	06-18-2009	WD	U	U		79,000					
			Total		50,000.00								
	lotal												

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	210.642	0	298.642	0	298642	50.000.00	248642	273642	274.333

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Alternate Key 3783439 Parcel ID 17-22-26-0300-000-03100

FERMIN EDRIANA B & ROGERIO DE SOUZA

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 335 PEBBLE CT

MINNEOLA FL 34715

NBHD 0583 Property Use Last Inspection

00MI Mill Group

> 00100 SINGLE FAMILY PJF 01-01-202

335 PEBBLE CT

MINNEOLA

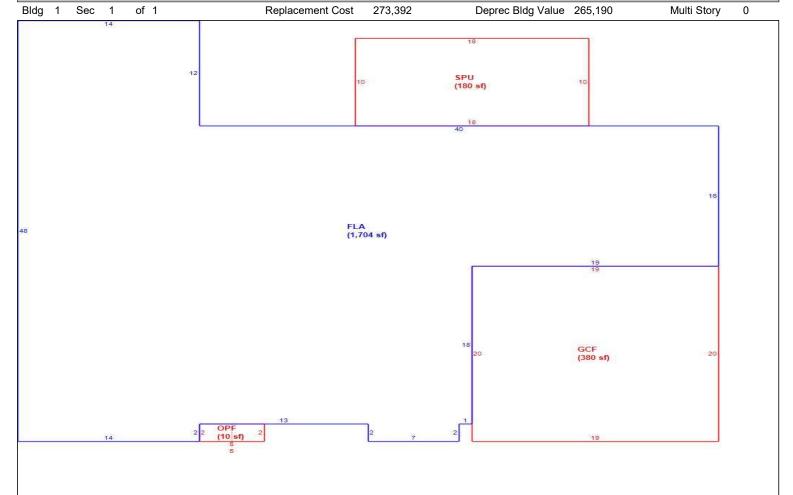
 FL 34715

Legal Description

MINNEOLA, COUNTRY RIDGE LOT 31 PB 40 PG 97-99 ORB 6186 PG 1355

1 00	d Lines												
Lan	a Lines												
LL	Use	F4	D4b	Notes	Linita		Unit	Depth	Loc	Shp	Phys	Class 1/sl	Land
#	Code	Front	Depth	Adj	Units		Price	Factor	Factor	Factor	Factor	Class Val	Value
1	0100	0	0		1.00	LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
	Total Acres 0.00 J\				JV/M	kt 0			Tota	l Adj JV/MI	kt		88,000
	Classified Acres 0				Classified JV/M	Classified JV/Mkt 88,000				d Adj JV/MI	ĸt		0

Sketch



L											
ſ		Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
ſ	Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
		FINISHED LIVING AREA	1,704	, -		Effective Area	1704			- " B "	
	-	GARAGE FINISH	0	380	-	Base Rate	132.51	No Stories	1.00	Full Baths	2
- 1	-	OPEN PORCH FINISHE	0	10	_	Building RCN	273,392	Quality Grade	700	Half Baths	0
	SPU	SCREEN PORCH UNFIN	0	180	U	Condition	EX				١
						% Good		Wall Type	03	Heat Type	6
							97.00	Foundation	2	Fireplaces	_
L						Functional Obsol	0	Foundation	3	Fileplaces	U
		TOTALS	1,704	2,274	1,704	Building RCNLD	265 190	Roof Cover	3	Type AC	03

Alternate Key 3783439 Parcel ID 17-22-26-0300-000-03100

88,000

265,190

353,190

LCPA Property Record Card Roll Year 2024 Status: A

2024-0694 Comp 3 PRC Run: 12/9/2024 By

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Parcel I	D 17-22-	26-030	0-000-0)3100	Ron Tour 2024 Otatus. A								Card #	1	of 1
						*Only			laneous F	eatures re reflected l	helow				
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Yr	RCN	%Good	I Ap	r Value
														'	
Roll Yea	r Permit	ID	Issue Da	ato C	omp [)ata	Δm	<i>Bui</i> iount	ilding Per Type	mits —	Descrip	tion	Review D	Data (CO Date
	SALE					AII	iouni	1 0099	CHECK VAL		lion	05-15-20		JO Date	
2020							5-15-2020 3-16-2000			SFR/335 PE			00 10 20	520	
	1 9900004 01-01-2000														
				Sales In	form	ation						Exe	mptions		
	ment No		k/Page	Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	n	Year	Amount
	092886 024451	6186 5244	1355 1028	07-14-2 02-22-2		WD WD	Q Q	01 Q		399,000 236,000					
2019	024431	1807	1948	03-23-2	2000	WD	Q	Q	i	100,200					
	1730 1465 06-18-1999							М	V	134,000)				
													Total		0.00
								Va	lue Summ	l arv			Total		0.00
Land Va	ilue Bldg	Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex An	nt Co Tax Val	Sch Tax	Val Pre	ious Valu

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0.00

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326,763

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.