

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

REQUEST FOR HEARING
Section 194.011, Florida Statutes 3792018

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.

GOMPLETIED BY GUERKOF THE WA	
2021 0411	Tax year 2024 Date received 9./2.21/
PART 1. Taxpayer Information	abumunak
Taxpayer name: INV_HOME; 2018-2 IH Borrower LP	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC	Parcel ID and
for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	physical address or TPP account # 1722260505-000-16000 881 Scenic View Cir
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible	e, I prefer to receive information by 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I have attac documents that support my statement.	ched a statement of the reasons I filed late and any
☐ I will not attend the hearing but would like my evidence conside your evidence to the value adjustment board clerk. Florida law a evidence. The VAB or special magistrate ruling will occur under	allows the property appraiser to cross examine or object to your
Type of Property  Res. 1-4 units Industrial and miscellaneou Commercial Res. 5+ units Agricultural or classified use	us High-water recharge Historic, commercial or nonprofit  Vacant lots and acreage Business machinery, equipment
PART 2. Reason for Petition Check one. If more than	n one, file a separate petition.
<ul> <li>☑ Real property value (check one) ☑ decrease ☐ increase</li> <li>☐ Denial of classification</li> <li>☐ Parent/grandparent reduction</li> <li>☐ Property was not substantially complete on January 1</li> <li>☐ Tangible personal property value (You must have timely filed return required by s.193.052. (s.194.034, F.S.))</li> <li>☐ Refund of taxes for catastrophic event</li> </ul>	☐ Denial of exemption Select or enter type: ☐ Denial for late filing of exemption or classification (Include a date-stamped copy of application.) a ☐ 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.)
	1(3)(e), (f), and (g), F.S.) ur case. Most hearings take 15 minutes. The VAB is not bound nits, parcels, or accounts, provide the time needed for the entire
You have the right to exchange evidence with the property apprevidence directly to the property appraiser at least 15 days before appraiser's evidence. At the hearing, you have the right to have You have the right, regardless of whether you initiate the evidence of your property record card containing information relevant to the information redacted. When the property appraiser receives the to you or notify you how to obtain it online.	re the hearing and make a written request for the property witnesses sworn.  nce exchange, to receive from the property appraiser a copy ne computation of your current assessment, with confidential

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

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or authori Written authorization from the taxpayer is required for accelerator.	ization for representation to this form	n.
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.	to any confidential information related the property described in this petition	ted to this petition. on and that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional	Signature	1
Complete part 4 if you are the taxpayer's or an affiliated en representatives.	ntity's employee or you are one of th	ne following licensed
I am (check any box that applies):  An employee of	(taxpayer or an affil	liated entity).
·		
<ul><li>☐ A Florida Bar licensed attorney (Florida Bar number</li><li>☐ A Florida real estate appraiser licensed under Chapter</li></ul>		her RD6182
☐ A Florida real estate broker licensed under Chapter 47		
☐ A Florida certified public accountant licensed under Ch	•	
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential i	nformation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming a	an agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	of the licensed representatives or e	mployees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's aut		
☐ I am an uncompensated representative filing this petiti	on AND (check one)	
the taxpayer's authorization is attached OR  the tax	cpayer's authorized signature is in pa	art 3 of this form.
I understand that written authorization from the taxpayer i appraiser or tax collector.	s required for access to confidential	l information from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0697		Alternate Key: 3792018		Parcel	D: <b>17-22-26-05</b>	05-000-16000
Petitioner Name	Robert	Peyton, Rya	ın LLC	Б.,	D		Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Rec	· — ·		Property Address		NIC VIEW CIR		
Other, Explain:				Address	IVIIIV	MEOLA		
Owner Name	2018-2	H BORROW	/ER LP	Value from	Value befor	e Board Actio	n .v.,	D = = = 1
				TRIM Notice	e Value preser	nted by Prop App	r   Value aπer i	Board Action
1. Just Value, red	ıuired			\$ 341,17	75 \$	341,17	'5	
2. Assessed or cl		ue, *if appli	cable	\$ 283,9		283,95		
3. Exempt value,				\$	-			
4. Taxable Value,		-		\$ 283,9	50 \$	283,95	50	
*All values entered	•	tv taxable va	lues. School an			mav differ.	•	
			,	<u> </u>		-		_
Last Sale Date		Pric	ce:		Arm's Length	Distressed	BookI	Page
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3
AK#	37920		3774	788	3783		3774	
Address	881 SCENIC \		1040 ARBO		335 PEB		1010 ARBOR	_
	MINNEC	DLA	MINNE		MINNE		MINNE	
Proximity			0.39 1		0.49 N		0.34 N	
Sales Price			\$370,		\$399,		\$365,0	
Cost of Sale			-15		-15		-15	
Time Adjust			3.20		2.00		3.20	
Adjusted Sale	¢204.40 ×	or CE	\$326,		\$347,		\$321,9	
\$/SF FLA Sale Date	\$201.40 p	per SF	\$208.39 4/11/2	•	\$203.71 7/14/2	•	\$210.00 4/24/2	
Terms of Sale			→ Arm's Length	Distressed	7 / 14/2  ✓ Arm's Length	_	✓ Arm's Length	Distressed
Terris or Sale			Ami a Longui	Distressed	7 Ann's Length	Distressed	Ami a Lengur	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1.694		1,566	6400	1,704	-500	1,533	8050
Year Built	2000		1998	-	2000	1	1997	
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	Υ		N	20000	N	20000	N	20000
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. 8.1%	26400	Net Adj. 5.6%	19500	Net Adj. 8.7%	28050
			Gross Adj. 8.1%	26400	Gross Adj. 5.9%	20500	Gross Adj. 8.7%	28050
Adi Calaa Duisa	Market Value	\$341,175	Adj Market Value	\$352,740	Adj Market Value	\$366,630	Adj Market Value	\$349,980
Adj. Sales Price	Value per SF	201.40						

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	

2024-0697 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3792018	881 SCENIC VIEW CIR MINNEOLA	_
2	Comp 2	3783439	335 PEBBLE CT MINNEOLA	0.49
3	Comp 3	3774779	1010 ARBOR HILL CIR MINNEOLA	0.34
4	Comp 1	3774788	1040 ARBOR HILL CIR MINNEOLA	0.39
5				
6				
7				
8				

### Alternate Key 3792018

Parcel ID 17-22-26-0505-000-16000

Current Owner

2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS** 75201 TX

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0697 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 881 SCENIC VIEW CIR

Mill Group

GCF (420 sf)

MINNEOLA FL 34715 00MI **NBHD** 0583

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

00100

Legal Description

MINNEOLA, EASTRIDGE PHASE II SUB LOT 160 PB 43 PGS 4-6 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIORE	Debiii	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Ciass vai	Value		
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000		
		Total A	cres	0.00	JV/Mkt 0		Total Adj JV/Mkt					88,000		
Classified Acres 0 Classified JV/Mkt 88,000						,000	Classified Adj JV/Mkt				0			
			<u> </u>					<u> </u>		<u> </u>	<u> </u>			

Sketch Bldg 1 1 of 1 260,127 Deprec Bldg Value 239,317 Multi Story 0 Sec Replacement Cost SPF (200 sf)

FLA (1,694 sf) OPF (126 sf)

	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,694	1,694		Effective Area	1694	No Starios	4.00	Cull Datha	
-	GARAGE FINISH	0	420	_	Base Rate	124.51	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	126 200	_	Building RCN	260,127	Quality Grade	690	Half Baths	0
011	CONCEDITION ON ON THE INTO		200	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	1,694			3	Type AC	03			

Alternate Key 3792018 Parcel ID 17-22-26-0505-000-16000

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0697 Subject PRC Run: 12/9/2024 By

Card # 1 of 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					
POL2	SWIMMING POOL - RESIDENTIAL	264.00	SF	35.00	2005	2005	9240.00	85.00	7,854					
PLD2	POOL/COOL DECK	363.00	SF	5.38	2005	2005	1953.00	70.00	1,367					
SEN2	SCREEN ENCLOSED STRUCTURE	1266.00	SF	3.50	2005	2005	4431.00	55.00	2,437					
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2005	2005	4000.00	55.00	2,200					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2006 2006 2001	711-05-12 3680505BE 1	12-16-2005 04-22-2005 10-10-2000	04-24-2006 04-24-2006 03-05-2001	4,100 35,000 10	0000	SCRN ENCL SWIMMING POOL SFR								
2001														

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4649 4614 4385 1867	1533 2339 0732 0072 1548	05-08-2018 07-01-2015 04-10-2015 07-17-2013 09-29-2000	WD MI WD CT WD	UUUUQ	M M U Q		100 100 100 136,000 121,900				
										Total		0.00
	<u>.                                      </u>	•				Val	ue Summ	arv				

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	239 317	13 858	341 175	57225	283950	0.00	283950	341175	330 879

<sup>\*\*\*</sup>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 3774788 Parcel ID 17-22-26-2000-000-03400

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0697 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1040 ARBOR HILL CIR

MINNEOLA FL 34715

Mill Group 0583 00MI **NBHD** 

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

Current Owner

LI JINHUANG

1040 ARBOR HILL CIR

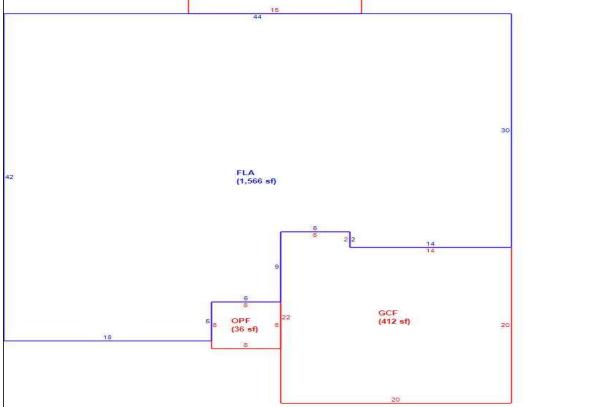
MINNEOLA FL 34715

Legal Description

MINNEOLA, THE ARBORS PHASE I SUB LOT 34 PB 38 PG 63 ORB 6123 PG 1624

Lai	nd Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Total A	cres	0.00	JV/Mkt 0 Total A				tal Adj JV/Mkt  88,000			
	Cla	assified A	cres	0	Classified JV/Mkt 88	,000	Classified Adj JV/Mkt				0	

Sketch Bldg 1 1 of 1 Replacement Cost 257,817 Deprec Bldg Value 250,082 Multi Story 0 Sec OPF (150 sf)



	Building \$	Sub Areas			Building Valuatio	n	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,566	,	1566	Effective Area	1566	No Stories	4.00	Full Baths	
GAR	GARAGE FINISH	0	412	-	Base Rate	133.52	INO Stories	1.00	ruii baliis	2
OPF	OPEN PORCH FINISHE	0	186	0	Building RCN	257,817	Quality Grade	700	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	"	00	71	ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,566	2,164	1,566	Building RCNLD	250,082	Roof Cover	3	Type AC	03

Alternate Key 3774788 Parcel ID 17-22-26-2000-000-03400

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0697 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

i dicci ib	11-22-20-2000-000-00400	K	on rear	2024 St	atus: A			Odia II	. 0					
				scellaneous F										
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
				<b>Building Per</b>	rmits									

	Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date   CO Date														
0.5.40.00															
2014	315-13-09 SALE	09-09-2013 01-01-2003	04-01-2014 04-23-2004	10,223 1		REROOF SHINGLE CHECK VALUE	04-01-2014								

			Sales Inform	ation						Exemptions		
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price										Description	Year	Amount
2023041898	6123	1624	04-11-2023	WD	Q	01	1	370,000	039	HOMESTEAD	2024	
2022057871	5944	0560	04-22-2022	WD	Q	01	1	265,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021163141	2021163141 5843 2107 11-					11	1	100				
2019060773	2019060773 5287 1194 05-30					Q	1	239,900				
	4131	1956	02-23-2012	WD	U	U	I	91,000				
Total											'	50,000.00
						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	250.082	0	338.082	0	338082	50.000.00	288082	313082	312.289

<sup>\*\*\*</sup>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 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

2024-0697 Comp 2 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

 $\mathsf{FL}$ 

Legal Description

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

34715

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		
										-1		
	Total Acres 0.00					JV/Mkt 0 Total Adj JV/Mkt  88,000						
	Cla	assified A	cres	0	Classified JV/Mkt 88	,000		Classified Adj JV/Mkt				0

Sketch Bldg 1 of 1 Replacement Cost 273,392 Deprec Bldg Value 265,190 Multi Story 0 Sec 1 SPU (180 sf)

FLA (1,704 sf) GCF (380 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,704	1,704	1704	Effective Area	1704				
GAR	GARAGE FINISH	0	380		Base Rate	132.51	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	10	0	Building RCN	273.392	Quality Grade	700	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	180	0		- ,	Quality Orace	700	rian batris	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	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

## LCPA Property Record Card Roll Year 2024 Status: A

2024-0697 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of

Parcel I	D 17-22-	26-030	0-000-0	03100		Rol	II Yea	r 202	24	Sta	itus: A				Card #	1	of 1
						*Only					eatures re reflected b	elow					
Code		Descrip	otion	T	Unit	ts	Туре	Ur	nit Pri	rice	Year Blt	Effect Yı	· RCI	N	%Good	I A	pr Value
							Building Permits										
Roll Yea	r Permit	ate Co	Comp Date Amo			nount				Descrip	otion	T	Review [	Date	CO Date		
2020	<u> </u>					5-15-2020				0099	CHECK VAL				05-15-20	020	
2001	2020 SALE 01-01-2019 2001 9980084 01-01-2000								1 (	0000	SFR/335 PEI	BBLE CI					
				Sales In	forma	tion								Exen	nptions		
Instru	ment No	Bool	k/Page	Sale D	ate	Instr	Q/U	Code	Vac	c/lmp	Sale Price	Code	Des	cription		Year	Amount
	2023092886 6186 1355 07-14-2023 2019024451 5244 1028 02-22-2019 1807 1948 03-23-2000 1730 1465 06-18-1999				2019	WD WD WD WD	Q Q Q U	01 Q Q M	,	>	399,000 236,000 100,200 134,000						
															Total		0.0
								Va	lue S	Summ	ary						

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	265,190	0	353,190	0	353190	0.00	353190	353190	326,763

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#### Alternate Key 3774779 Parcel ID 17-22-26-2000-000-02700

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0697 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1010 ARBOR HILL CIR

MINNEOLA FL 34715 00MI **NBHD** 0583

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

Current Owner HERNANDEZ CARLOS J & DIAMOND E

1010 ARBOR HILL CIR

MINNEOLA FL 34715

Legal Description

MINNEOLA, THE ARBORS PHASE I SUB LOT 27 PB 38 PG 63 ORB 6132 PG 2326

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 0 1.00 LT		44,000.00	0.0000	2.00	1.000	1.000	0	88,000		
		Total A	cres	0.00	JV/Mkt	JV/Mkt 0 Total Adj JV/Mkt  88,					88,000		
Classified Acres 0 Classified JV/Mkt 88,000 Class									d Adj JV/Mk	ct		0	

Sketch

Bldg 1 1 of 1 Replacement Cost 254,723 Deprec Bldg Value 247,081 Multi Story 0 Sec SPU (91 sf) OPF (91 sf) FLA (1,533 sf) GCF (424 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
1	FINISHED LIVING AREA	1,533	1,533	1533	Effective Area	1533				-
_	GARAGE FINISH	0	424	0	Base Rate	134.16	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	115 91	0	Building RCN	254,723	Quality Grade	700	Half Baths	0
0.0	CONCERT CHOIT ON IN	· ·	01		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	"	00	71	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,533	2,163	1,533	Building RCNLD	247,081	Roof Cover	3	Type AC	03

Alternate Key 3774779

## **LCPA Property Record Card**

2024-0697 Comp 3 PRC Run: 12/9/2024 By

2023049483 6132 2326 04-24-2023 WD Q 01 I 365,000 2023027724 6105 2153 03-09-2023 WD Q 01 I 325,000 2019026370 5246 1494 03-01-2019 WD Q Q I 230,000 2019005080 5223 0598 01-08-2019 PO U U I 0 4348 0752 06-28-2013 WD Q Q I 139,000	Parcel ID	17-22-	26-200	0-000-0	2700		Ro	II Yea	r 202	24	Sta	itus: A				Card #	1	0	f 1
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date   CO Date																			
Review Date   Comp Date   Amount   Type   Description   Review Date   CO Date	•										%Good	i	Apr	Value					
Review Date   Comp Date   Amount   Type   Description   Review Date   CO Date																			
Review Date   Comp Date   Amount   Type   Description   Review Date   CO Date																			
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Review Date   Comp Date   Amount   Type   Description   Review Date   CO Date																			
Review Date   Comp Date   Amount   Type   Description   Review Date   CO Date									Ru	ildin	na Peri	nite							
SALE   01-01-2013   05-14-2014   1   0099   CHECK VALUE   04-01-2014     04-01-	Roll Year	Permit	i ID	Issue Da	ate C	Comp Date Amou							Descri	Description			Review Date		O Date
Sales Information   Sales Information   Sales Information   Sale Date   Instrument No   Book/Page   Sale Date   Instrument No   Sale Date   Description   Year   Amoure No   Amoure No   Amoure No   Amoure No   Amoure No   No   No   No   No   No   No   No		SALE 01-01-2019 0																	
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2023049483 6132 2326 04-24-2023 WD Q 01 I 365,000 2023027724 6105 2153 03-09-2023 WD Q 01 I 325,000 2019026370 5246 1494 03-01-2019 WD Q Q I 230,000 2019005080 5223 0598 01-08-2019 PO U U I 0 4348 0752 06-28-2013 WD Q Q I 139,000					Sales In	form	ation								Exer	nptions			
2023027724 6105 2153 03-09-2023 WD Q 01 I 325,000 2019026370 5246 1494 03-01-2019 WD Q Q I 230,000 2019005080 5223 0598 01-08-2019 PO U U U I 0 4348 0752 06-28-2013 WD Q Q I 139,000	Instrument No		t	1									_	Description		Ye	ear	Amount	
2019026370 2019005080																			
4348 0752 06-28-2013 WD Q Q I 139,000	2019026370		5246	1494	03-01-2	-01-2019		Q	Q		i	230,000							
	2019005080										1								
Total 0.0					55 25 2	-3.0						. 55,500							
													<u> </u>		Total			0.00	

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88,000	247,081	0	335,081	0	335081	0.00	335081	335081	309,426

Value Summary

<sup>\*\*\*</sup>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.\*\*\*