



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3591143**

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 # 2024-0699	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 #	1722261210-000-05400 830 Elm Forest Dr
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 # 2024-0699	Alternate Key: 3591143	Parcel ID: 17-22-26-1210-000-05400
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 830 ELM FOREST DR 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	\$ 327,275	\$ 327,275
2. Assessed or classified use value, *if applicable	\$ 262,610	\$ 262,610
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 262,610	\$ 262,610

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3591143	3590759	3591119	3593162
Address	830 ELM FOREST DR MINNEOLA	800 FORESTWOOD DR MINNEOLA	836 ELM FOREST DR MINNEOLA	834 MAPLE FOREST AVE MINNEOLA
Proximity		0.22 Miles	0.04 Miles	0.15 Miles
Sales Price		\$365,000	\$325,000	\$415,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.00%	0.00%
Adjusted Sale		\$313,170	\$282,750	\$352,750
\$/SF FLA	\$203.02 per SF	\$213.91 per SF	\$171.57 per SF	\$222.84 per SF
Sale Date		10/18/2023	7/24/2023	12/13/2023
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	1,612	1,464	7400	1,648	-1800	1,583	1450
Year Built	1995	1994		1995		1994	
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	Y	-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. 2.4%	7400	-Net Adj. 0.6%	-1800	-Net Adj. 5.3%	-18550
		Gross Adj. 2.4%	7400	Gross Adj. 0.6%	1800	Gross Adj. 6.1%	21450
Adj. Sales Price	Market Value \$327,275	Adj Market Value	\$320,570	Adj Market Value	\$280,950	Adj Market Value	\$334,200
	Value per SF 203.02						

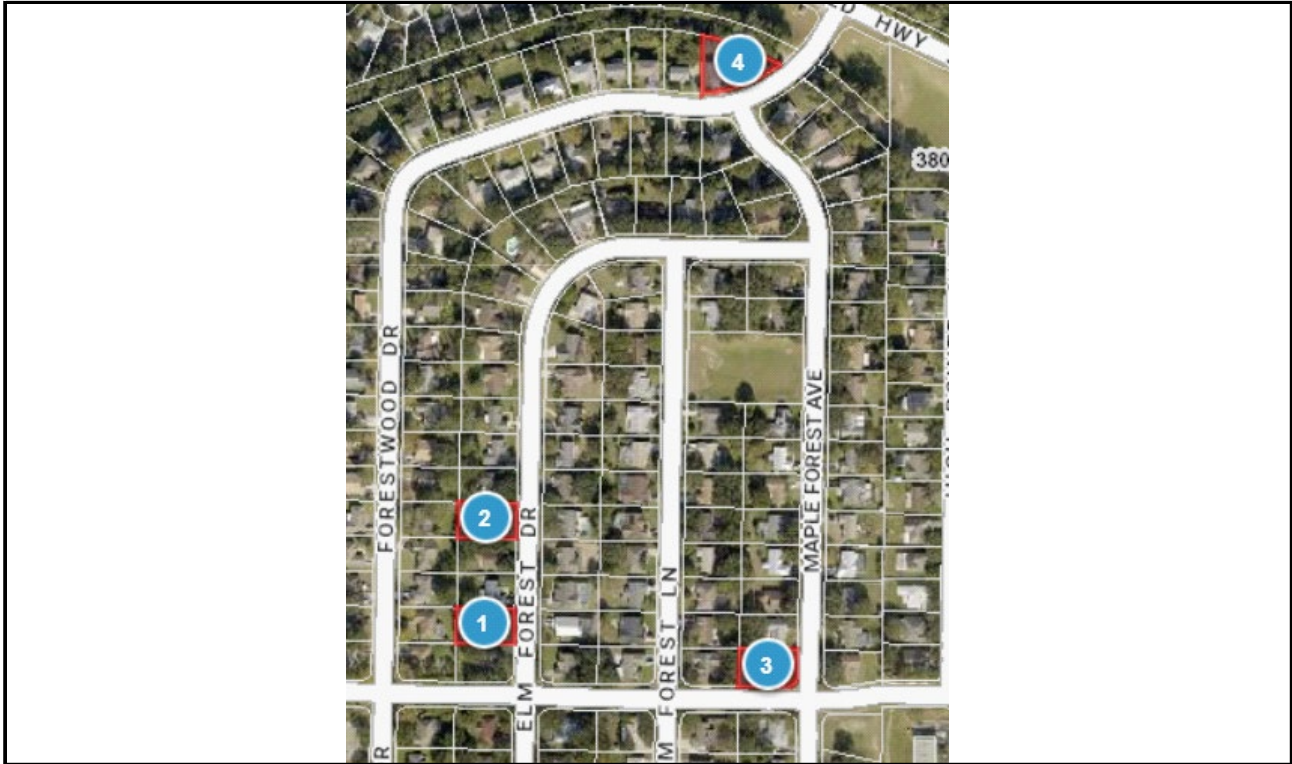
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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: [REDACTED]

DATE [REDACTED]

2024-0699 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3591119	836 ELM FOREST DR MINNEOLA	0.04
2	Subject	3591143	830 ELM FOREST DR MINNEOLA	-
3	Comp 3	3593162	834 MAPLE FOREST AVE MINNEOLA	0.15
4	Comp 1	3590759	800 FORESTWOOD DR MINNEOLA	0.22
5				
6				
7				
8				

Alternate Key 3591143
Parcel ID 17-22-26-1210-000-05400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0699 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

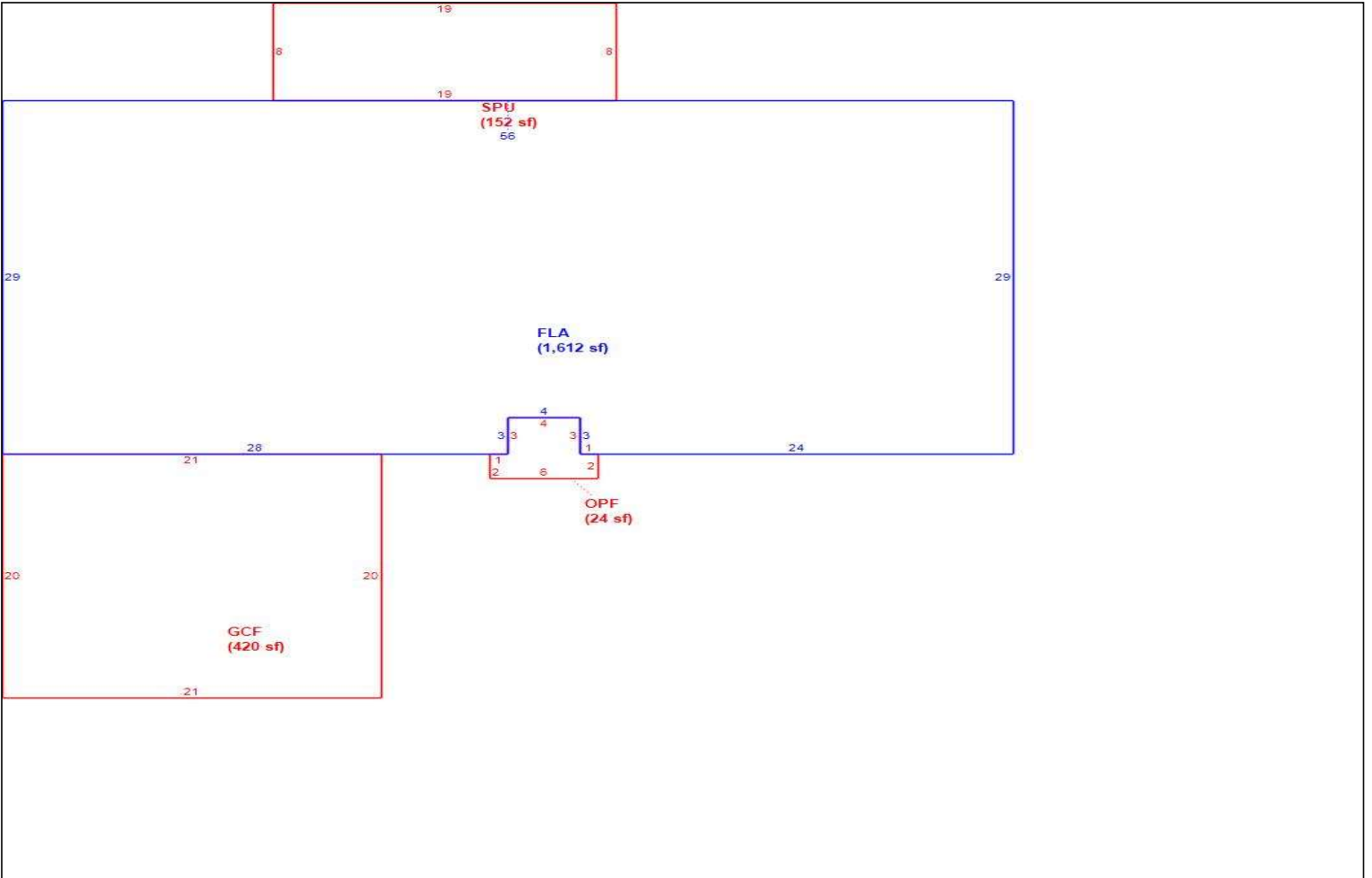
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 830 ELM FOREST DR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 11-30-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 54 PB 35 PG 10 ORB 4997 PG 707

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		88,000				
Classified Acres		0		Classified JV/Mkt 88,000		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 246,675	Deprec Bldg Value 239,275	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,612	1,612	1612	1995	1612	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		124.76	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0			Condition	EX	Wall Type	03
SPU	SCREEN PORCH UNFIN	0	152	0			% Good	97.00	Foundation	3
TOTALS		1,612	2,208	1,612			Functional Obsol	0	Roof Cover	3
					Building RCNLD	239,275	Type AC	03		

Alternate Key 3591143
 Parcel ID 17-22-26-1210-000-05400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Subject
 PRC Run: 12/9/2024 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	
2014	120-13-04	04-12-2013	04-03-2014	6,500	0002	REROOF	04-03-2014		
1998	7120828	12-11-1997	12-31-1997	1,896	0000	8 X 18 SPF,6 X 8 CONC			
1996	9405024	03-01-1995	12-01-1995	58,058	0000	SFR			
1995	9405024	10-01-1994	12-01-1994	58,058	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017096346	4997	0707	08-07-2017	WD	Q	Q	I	181,000				
	1408	0643	12-01-1995	WD	Q	Q	I	89,900				
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	
88,000	239,275	0	327,275	64665	262610	0.00	262610	327275	316,715	

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 3590759
 Parcel ID 17-22-26-1205-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

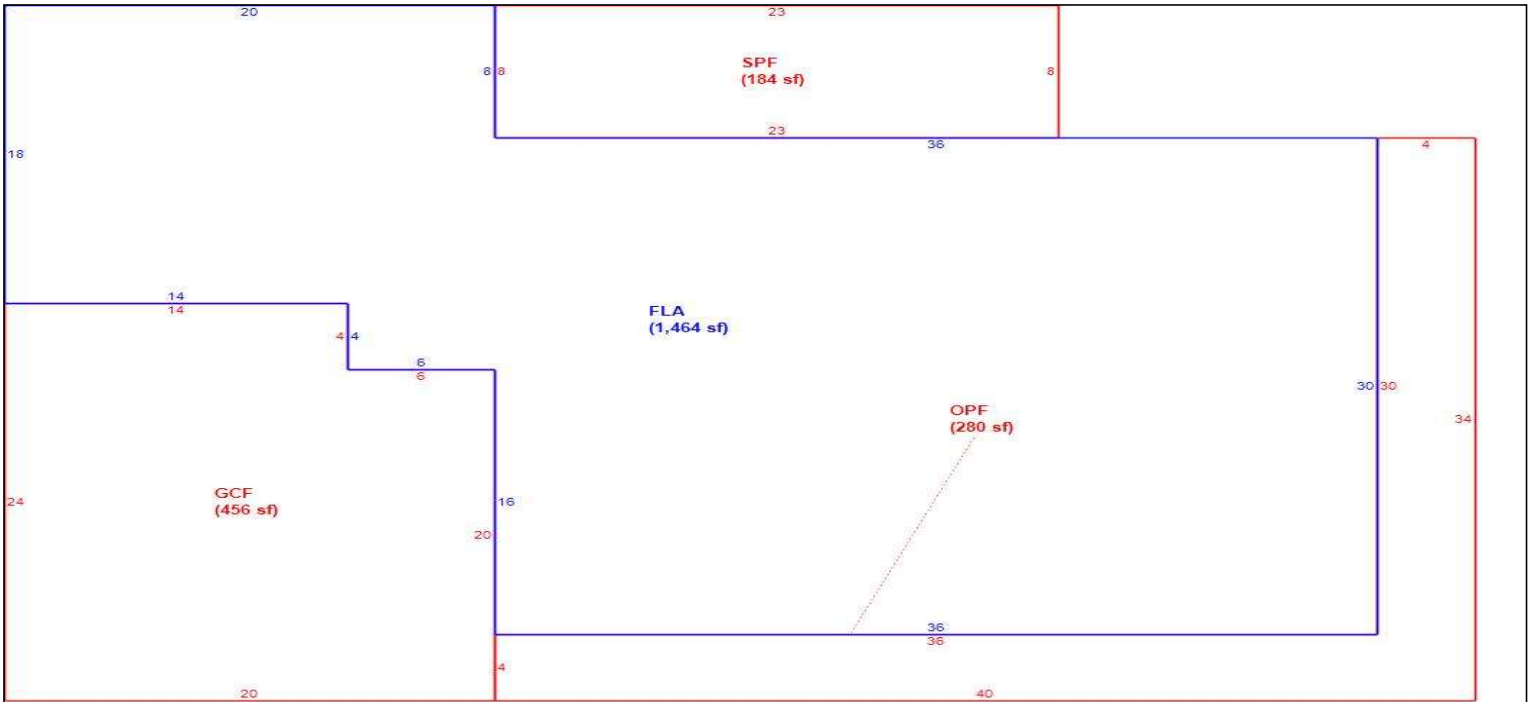
Current Owner		
PERSAD DARREN & DARRIAN RICE		
800 FORESTWOOD DR		
CLERMONT	FL	34715

Property Location		
Site Address 800 FORESTWOOD DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 37 PB 35 PGS 8-9 ORB 6233 PG 1853

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 237,969 Deprec Bldg Value 230,830 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,464	1,464	1464	Effective Area	1464	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	456	0	Base Rate	127.32	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	280	0	Building RCN	237,969	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	184	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,464	2,384	1,464	% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	230,830				

Alternate Key 3590759
 Parcel ID 17-22-26-1205-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Comp 1
 PRC Run: 12/9/2024 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
UBU3	UTILITY BLDG UNFINISHED	120.00	SF	7.50	2013	2013	900.00	45.00	405

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	096-13-03	03-27-2013	04-03-2014	1	0003	SHED 10X12	04-03-2014		
2013	87-12-04	03-29-2012	07-24-2012	6,875	0002	REROOF SHINGLE	07-24-2012		
1994	9307228	12-01-1993	12-01-1994	600,037	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023132657	6233 1853	10-18-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
2020133626	5590 0450	11-19-2020	WD	Q	01	I	268,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018098025	5158 0594	08-17-2018	PO	U	U	I	0				
2018098024	5158 0592	08-17-2018	PO	U	U	I	0				
	4076 0447	08-26-2011	WD	U	U	I	90,000				
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	
88,000	230,830	405	319,235	0	319235	50,000.00	269235	294235	308,767	

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 3591119
 Parcel ID 17-22-26-1210-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

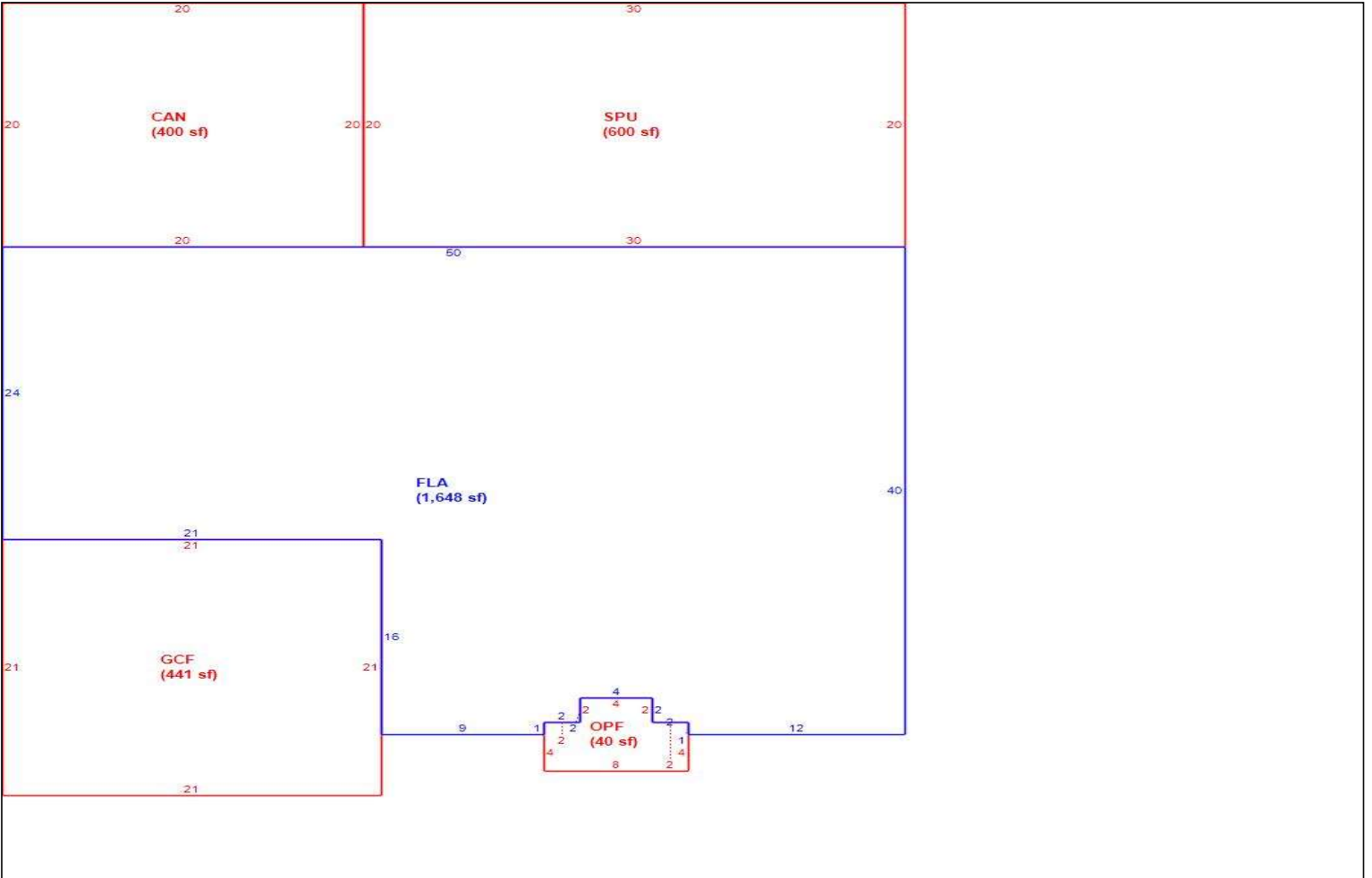
Current Owner		
BRITTANY MICHELLE BLYNDER INTER VIV		
836 ELM FOREST DR		
MINNEOLA	FL	34715

Property Location		
Site Address 836 ELM FOREST DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 51 PB 35 PG 10 ORB 6196 PG 2205 ORB 6230 PG 1962

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		88,000				
Classified Acres		0		Classified JV/Mkt 88,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 258,131 Deprec Bldg Value 237,481 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	1,648	1,648	1648	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	124.65	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	258,131	Condition	VG	Wall Type	03
PAT	PATIO UNCOVERED	0	400	0	92.00	% Good	92.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	600	0	0	Functional Obsol	0	Fireplaces	0
TOTALS		1,648	3,129	1,648	237,481	Building RCNLD	237,481	Roof Cover	3
								Type AC	03

Alternate Key 3591119
 Parcel ID 17-22-26-1210-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Comp 2
 PRC Run: 12/9/2024 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	
2014	174-13-05	05-22-2013	04-03-2014	6,000	0002	REROOF	04-03-2014		
1998	9751104	05-01-1997	12-31-1997	7,200	0000	SCRN ENCL			
1996	9405206	03-01-1995	12-01-1995	60,457	0000	SFR SEE TONY'S 96 FILE			
1995	9405026	10-01-1994	12-01-1994	60,457	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130080	6230	1962	10-19-2023	TR	U	11	100	039	HOMESTEAD	2024	25000
2023101043	6196	2205	07-24-2023	WD	Q	01	325,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1516	0759	05-01-1996	QC	U	U	0				
	1387	1968	08-01-1995	WD	Q	Q	92,000				
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	
88,000	237,481	0	325,481	0	325,481	50,000.00	275,481	300,481	314,975	

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Alternate Key 3593162
 Parcel ID 17-22-26-1210-000-11100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

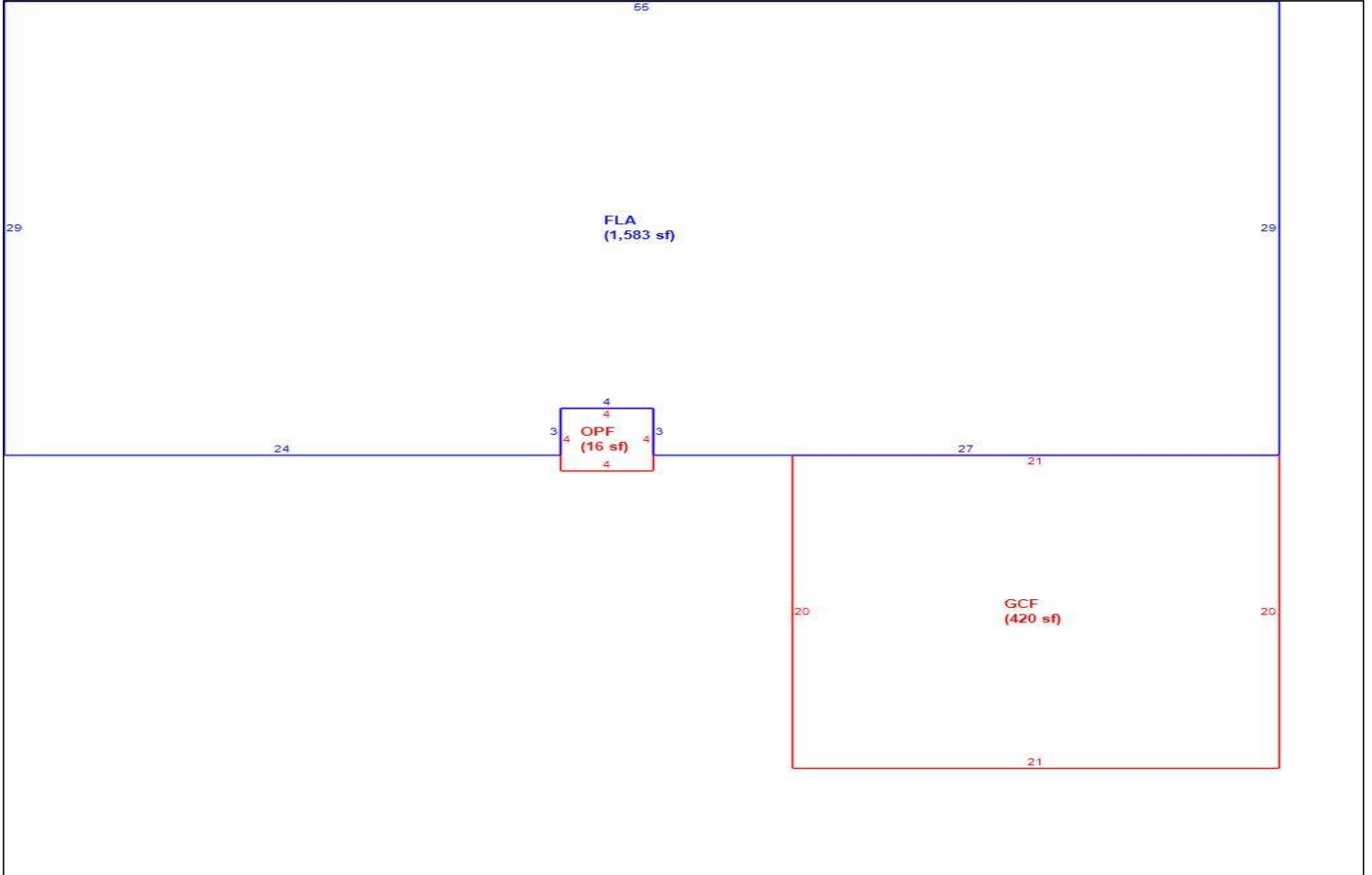
Current Owner		
MANN KENNETH F & KAREN E		
834 MAPLE FOREST AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 834 MAPLE FOREST AVE		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 111 PB 35 PG 10 ORB 6260 PG 1040

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 241,742
		Deprec Bldg Value 219,985	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,583	1,583	1583	1994	1583	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	125.12	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	241,742	Condition	G	Heat Type	6
				% Good		91.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	219,985	Roof Cover	3
TOTALS		1,583	2,019	1,583	Building RCNLD	219,985	Roof Cover	3	Type AC	03

Alternate Key 3593162
 Parcel ID 17-22-26-1210-000-11100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0699 Comp 3
 PRC Run: 12/9/2024 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	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	414.00	SF	5.38	1993	1993	2227.00	70.00	1,559
SEN2	SCREEN ENCLOSED STRUCTURE	1086.00	SF	3.50	1993	1993	3801.00	40.00	1,520

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1996	9500013	01-01-1995	12-01-1995	2,490	0000	SEN+POL			
1995	9405265	10-01-1994	12-01-1994	56,253	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023154611	6260	1040	12-13-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
	4620	0414	04-28-2015	WD	U	U	I	140,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1342	0638	01-01-1995	WD	Q	Q	I	110,300				
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	
88,000	219,985	16,467	324,452	0	324452	50,000.00	274452	299452	313,253	

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