



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3591763**

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 # 2024-0700	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SWH 2017-1 Borrower 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 #	1722261210-000-06400 810 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"/> 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.**

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 # 2024-0700	Alternate Key: 3591763	Parcel ID: 17-22-26-1210-000-06400
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 810 ELM FOREST DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SWH 2017-1 BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 324,044	\$ 324,044
2. Assessed or classified use value, *if applicable	\$ 280,150	\$ 280,150
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 280,150	\$ 280,150

*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#	3591763	3593162	3662342	3726553
Address	810 ELM FOREST DR MINNEOLA	834 MAPLE FOREST AVE MINNEOLA	212 E BAKER ST MINNEOLA	927 HATTERAS AVE MINNEOLA
Proximity		0.21 Miles	0.48 Miles	0.35 Miles
Sales Price		\$415,000	\$389,900	\$374,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	1.20%	0.40%
Adjusted Sale		\$352,750	\$336,094	\$320,165
\$/SF FLA	\$210.42 per SF	\$222.84 per SF	\$200.53 per SF	\$222.34 per SF
Sale Date		12/13/2023	9/11/2023	11/27/2023
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	1,540	1,583	-2150	1,676	-6800	1,440	5000
Year Built	1995	1994		2023		1997	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	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. 6.3%	-22150	-Net Adj. 2.0%	-6800	Net Adj. 1.6%	5000
		Gross Adj. 6.3%	22150	Gross Adj. 2.0%	6800	Gross Adj. 1.6%	5000
Adj. Sales Price	Market Value \$324,044	Adj Market Value	\$330,600	Adj Market Value	\$329,294	Adj Market Value	\$325,165
	Value per SF 210.42						

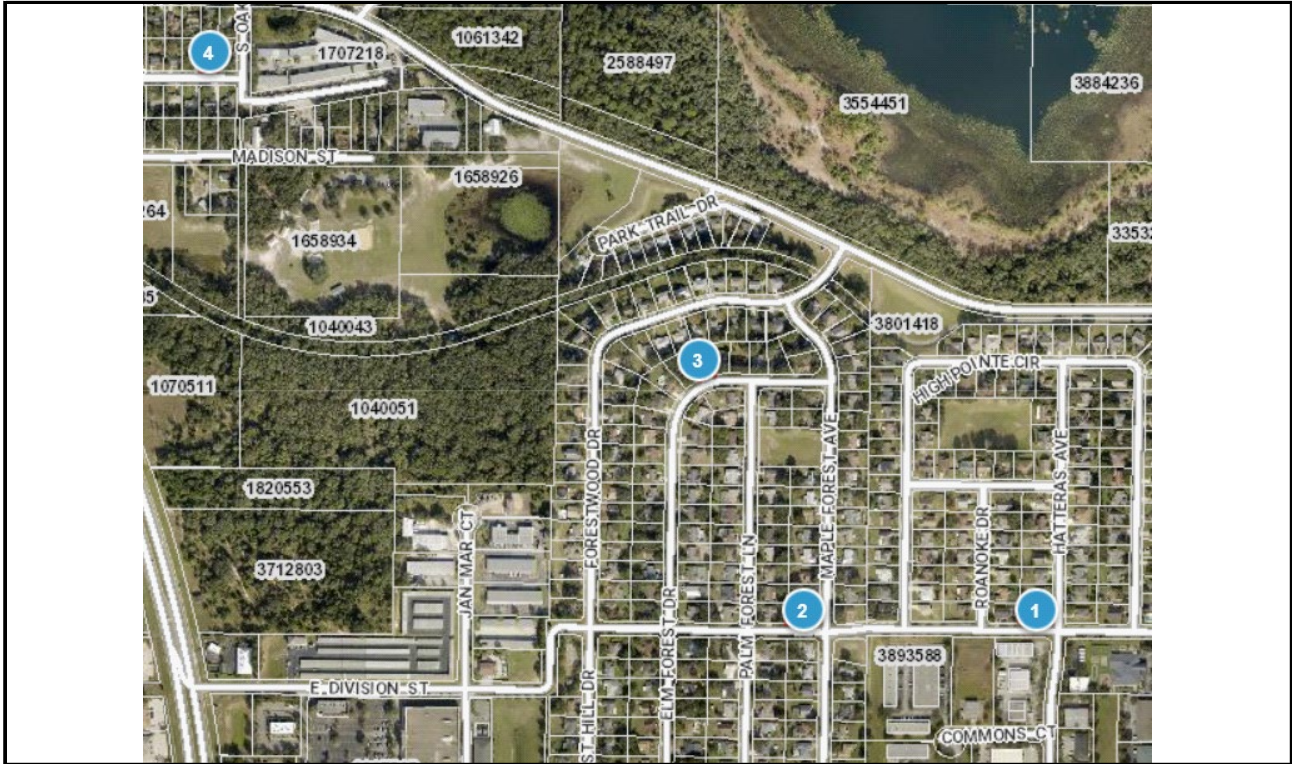
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0700 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3726553	927 HATTERAS AVE MINNEOLA	0.35
2	Comp 1	3593162	834 MAPLE FOREST AVE MINNEOLA	0.21
3	Subject	3591763	810 ELM FOREST DR MINNEOLA	-
4	Comp 2	3662342	212 E BAKER ST MINNEOLA	0.48
5				
6				
7				
8				

Alternate Key 3591763
Parcel ID 17-22-26-1210-000-06400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0700 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

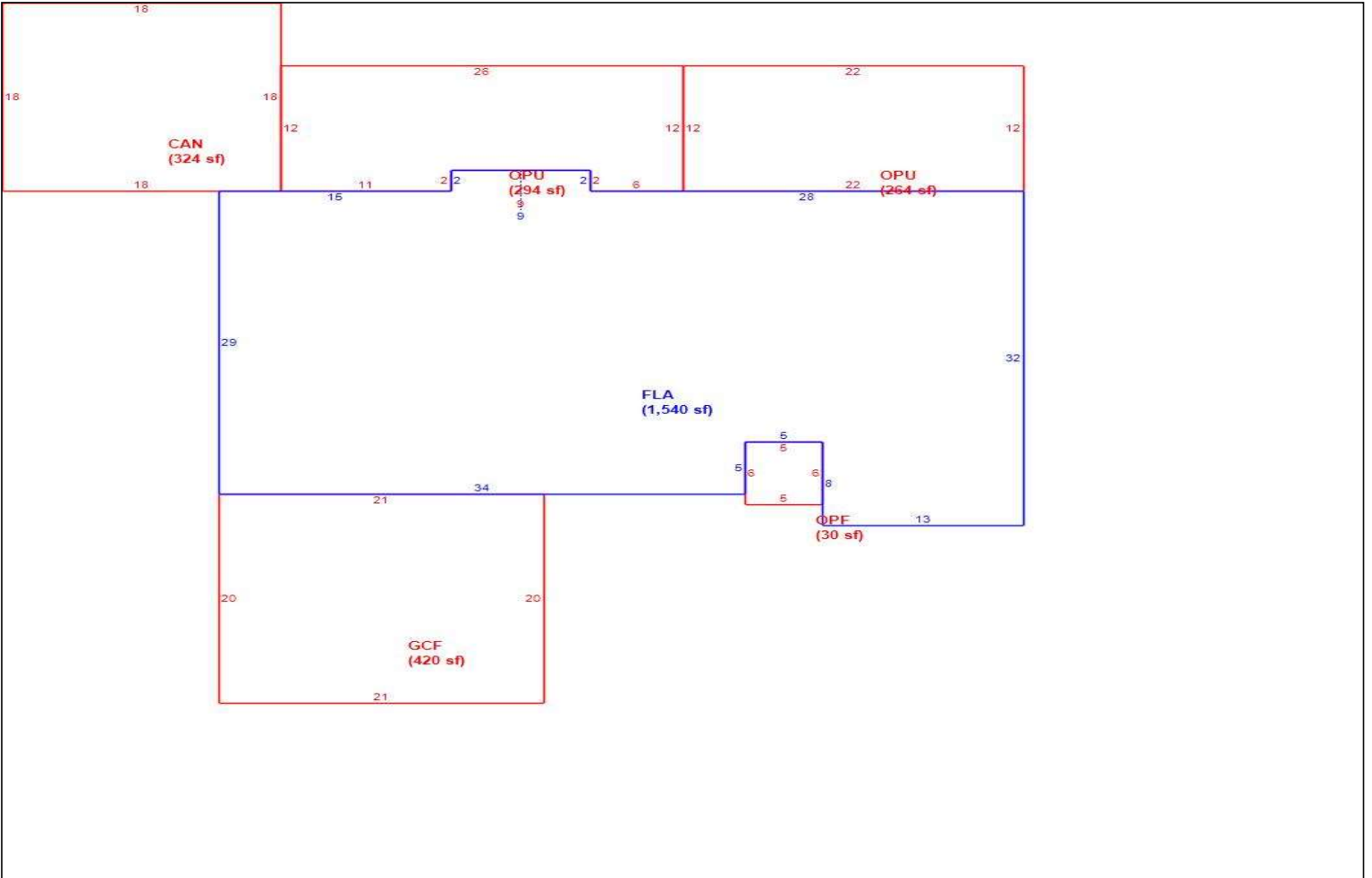
Current Owner		
SWH 2017-1 BORROWER LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 810 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 64 PB 35 PG 10 ORB 5383 PG 878

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 243,097
		Deprec Bldg Value	235,804
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1995	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	Effective Area	1540	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	125.91	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	243,097	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	558	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	324	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		1,540	2,872	1,540	Functional Obsol	0	Building RCNLD	235,804		

Alternate Key 3591763
Parcel ID 17-22-26-1210-000-06400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0700 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
UBU3	UTILITY BLDG UNFINISHED	80.00	SF	7.50	2005	2005	600.00	40.00	240

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALE	01-01-2013	05-14-2014	1	0099	CHECK VALUE	04-09-2014		
2009	308-08-11	11-17-2008	02-06-2009	7,100	0000	REROOF	02-06-2009		
2008	292-07-08	08-30-2007	03-12-2008	3,477	0000	PATIO COVER EXT SLAB	03-12-2008		
2005	721-04-09B	09-01-2004	05-16-2005	1,000	0000	SHED			
2005	SALE	01-01-2004	05-16-2005	1	0000	CHECK VALUE			
1996	9500908	02-01-1995	12-01-1995	54,220	0000	SFR 810 ELM FOREST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019136659	5383	0878	10-30-2019	WD	U	M	I	100			
	4395	1318	10-14-2013	WD	Q	Q	I	141,000			
	2640	0449	08-17-2004	WD	Q	Q	I	158,000			
	2616	1409	07-14-2004	WD	Q	Q	I	128,500			
	2042	2046	11-20-2001	QC	U	U	I	0			
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	235,804	240	324,044	43894	280150	0.00	280150	324044	313,506	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0700 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

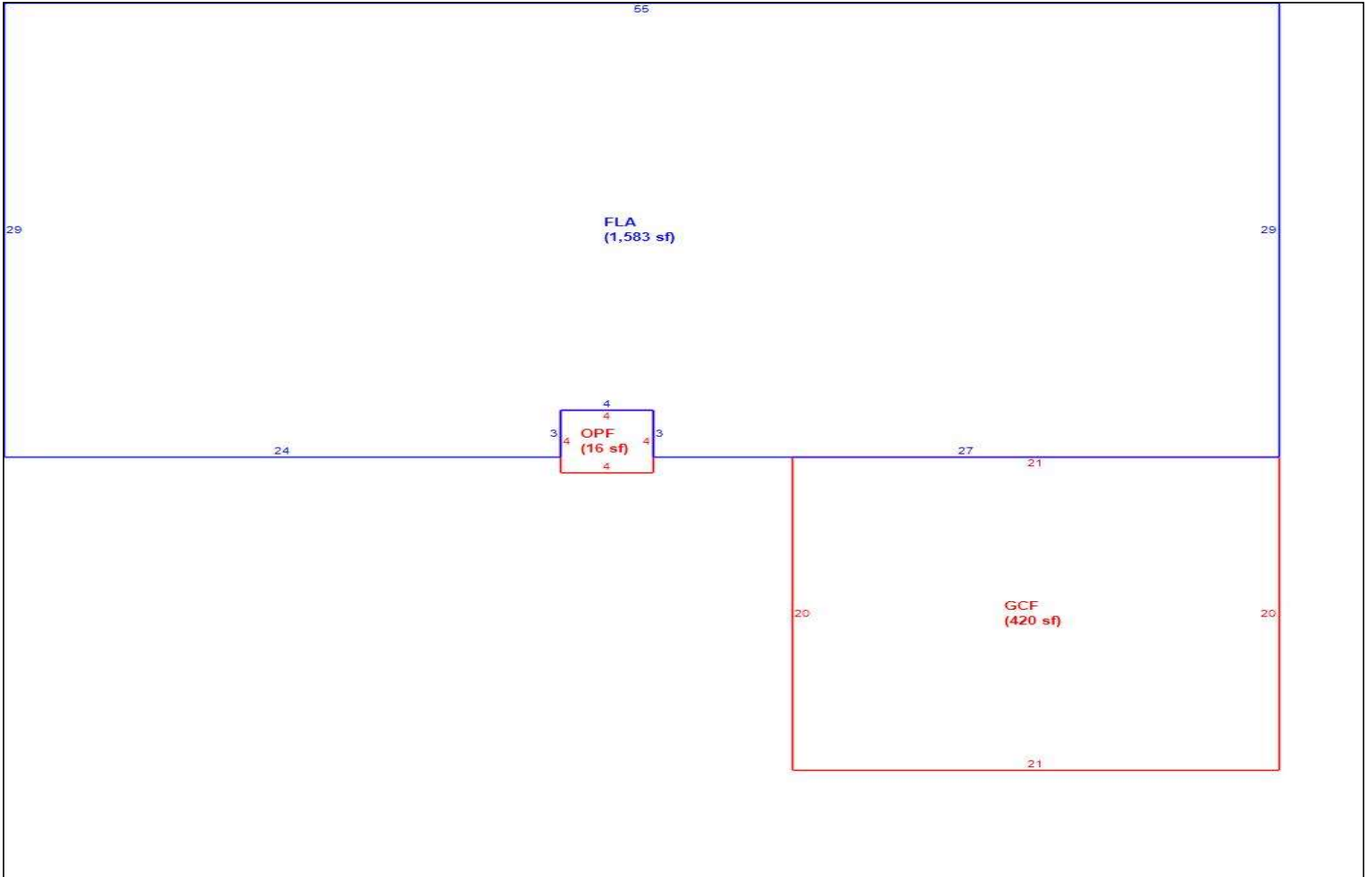
Current Owner		
MANN KENNETH F & KAREN E		
834 MAPLE FOREST AVE		
MINNEOLA	FL	34715

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	Wall Type	03	Heat Type	6	
						Condition	G	Foundation	3	Fireplaces	0
						% Good	91.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,583	2,019	1,583	Building RCNLD	219,985					

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0700 Comp 1
 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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Alternate Key 3662342
 Parcel ID 18-22-26-0821-000-04200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0700 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

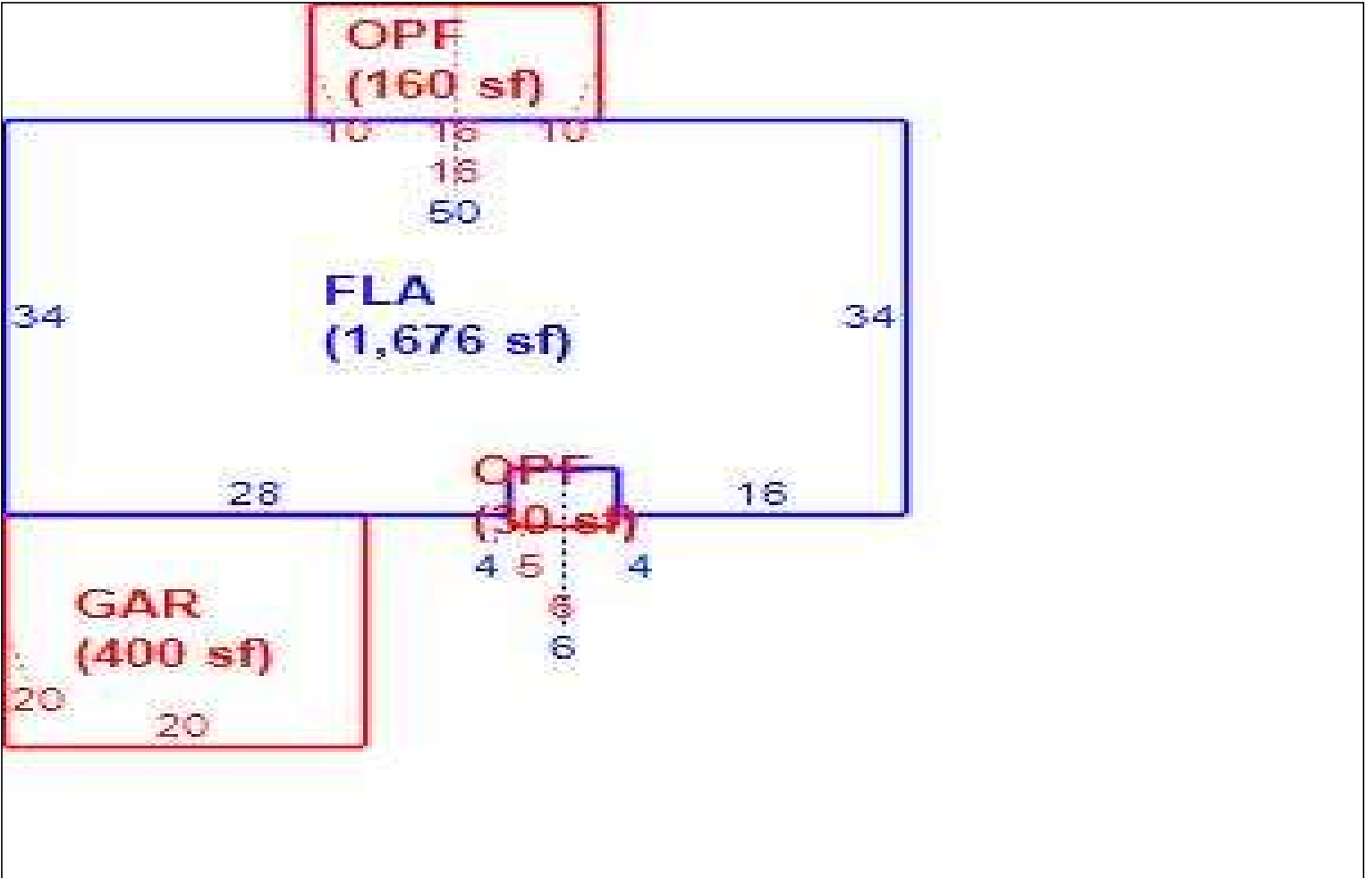
Current Owner		
WELSCH SCOTT R		
212 E BAKER ST		
MINNEOLA	FL	34715

Property Location			
Site Address 212 E BAKER ST			
MINNEOLA		FL 34715	
Mill Group	0MI1	NBHD	4580
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	05-01-202

Legal Description
MINNEOLA, PARKSIDE II SUB LOT 42 PB 36 PG 53 ORB 6210 PG 2198

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	37,000.00	0.0000	1.23	1.000	1.000	0	45,510
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,510		
Classified Acres		0		Classified JV/Mkt		45,510		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 223,300
Deprec Bldg Value 223,300		Multi Story	



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	1,676	1,676	1676	2023	1676	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		109.29	Quality Grade	670	Half Baths	
OPF	OPEN PORCH FINISHE	0	190	0		223,300	Wall Type	03	Heat Type	6
TOTALS		1,676	2,266	1,676		223,300	Foundation	3	Fireplaces	
					Building RCNLD	223,300	Roof Cover	3	Type AC	03

Alternate Key 3662342
 Parcel ID 18-22-26-0821-000-04200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0700 Comp 2
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1331-22-09	01-17-2023	05-01-2024	416,478	0001	SFR 2271SF 212 E BAKER ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113064	6210	2198	09-11-2023	WD	Q	03	389,900	039	HOMESTEAD	2024	25000	
2022033699	5913	0973	03-02-2022	WD	Q	01	75,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	0	0	01-01-1900		U	U	0					
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	
45,510	223,300	0	268,810	0	246100	50,000.00	196100	221100	23,985	

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Alternate Key 3726553
Parcel ID 17-22-26-0805-000-07000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0700 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

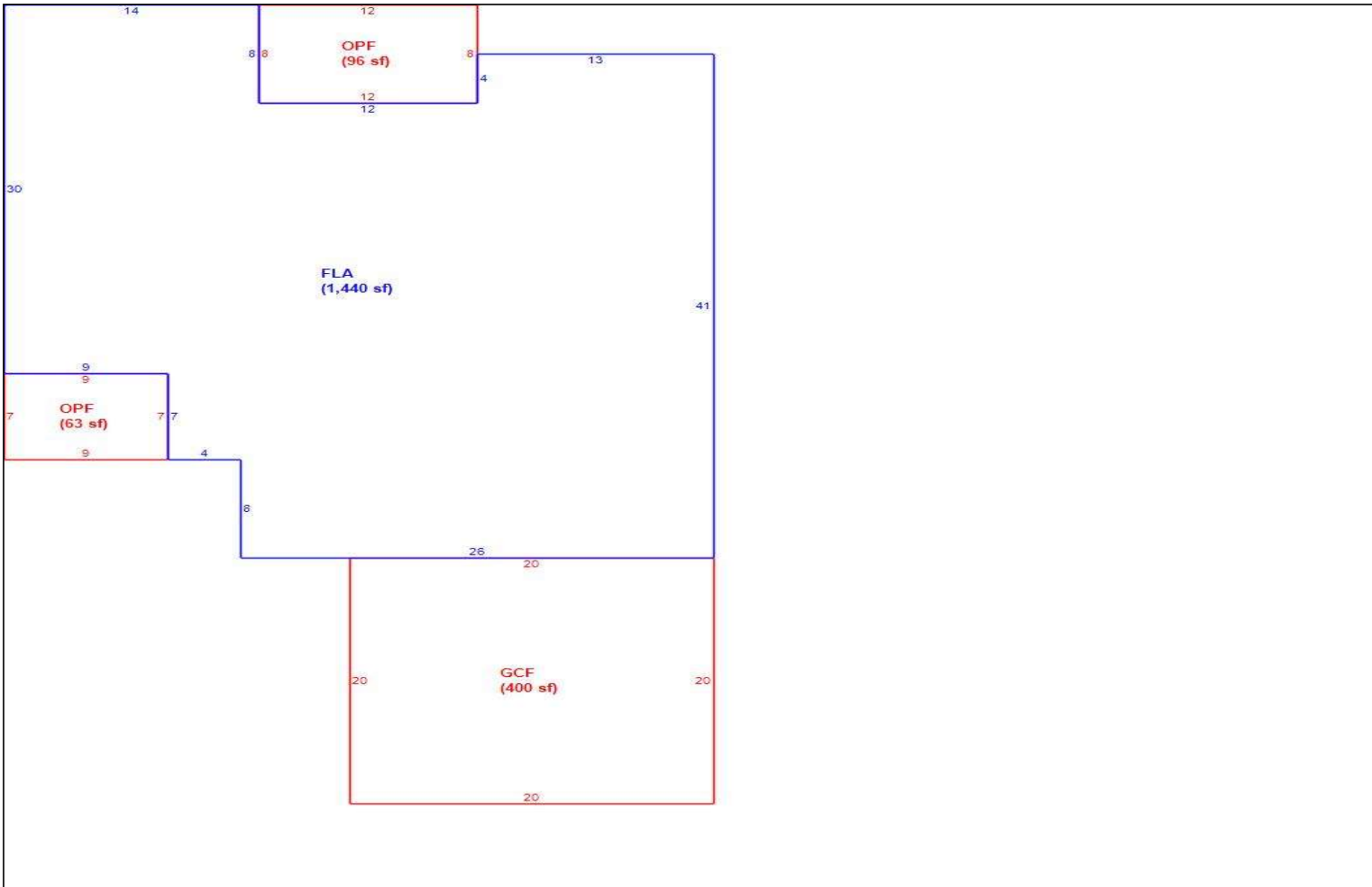
Current Owner		
JECINO JESSICA A ET AL		
927 HATTERAS AVE		
MINNEOLA	FL	34715

Property Location			
Site Address 927 HATTERAS AVE			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 70 PB 37 PGS 19-20 ORB 6253 PG 854

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 228,721 Deprec Bldg Value 221,859 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	1,440	1,440	1440	1997				
GAR	GARAGE FINISH	0	400	0	Effective Area	1440	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	159	0	Base Rate	127.77	Quality Grade	690	Half Baths 0
					Building RCN	228,721	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS					Building RCNLD	221,859			

Alternate Key 3726553
 Parcel ID 17-22-26-0805-000-07000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0700 Comp 3
 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	
2020 1998	SALE 9781122	01-01-2019 08-01-1997	05-15-2020 12-01-1997	1 79,404	0099 0000	CHECK VALUE SFR	05-15-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023148598	6253	0854	11-27-2023	WD	Q	01	I	374,900	039	HOMESTEAD	2024	25000
2019081405	5313	0528	07-11-2019	WD	Q	Q	I	239,900	059	ADDITIONAL HOMESTEAD	2024	25000
	1896	1207	12-27-2000	WD	Q	Q	I	117,900				
	1593	1408	03-13-1998	WD	Q	Q	I	99,800				
	1523	2154	06-01-1997	WD	U	M	V	1				
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	221,859	0	309,859	0	309859	50,000.00	259859	284859	298,868	

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