

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3592 786

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.

	COMPLETEDER	GLERKOF THE VA		ALL ELONARD (V	(AB)
Petition# 20	024-0701	County Lake	Ta	ax year <b>2024</b>	Date received 9.12.24
		TYEIGENEURIVOD.	HEPENMONIER.		
PART 1. Taxpaye	er Information				
	IV_HOME; IH6 Property Floric	ia, LP	Representative: R	lyan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #	1722261210- 837 Elm Fore	
Phone 954-740-6	5240		Email	ResidentialA	opeals@ryan.com
The standard way	to receive information is	s by US mail. If possible	e, I prefer to receive	e information b	oy 🗹 email 🔲 fax.
	petition after the petition at support my statemen		ched a statement o	f the reasons I	filed late and any
your evidence t		oard clerk. Florida law a	allows the property a	appraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
Type of Property	✓ Res. 1-4 units☐ Indu ☐ Res. 5+ units ☐ Agric	ıstrial and miscellaneou cultural or classified use	us∏ High-water red ☐ Vacant lots and	• —	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition	neck one. If more than	n one, file a separa	ate petition.	
Real property  Denial of class	value (check one)⊡dec	crease  increase	☐ Denial of exen	nption Select o	or enter type:
Tangible persor	ot substantially complete	must have timely filed 4, F.S.))	(Include a date a _Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	if this is a joint petition. A				rty appraiser's
by the reques	sted time. For single joint	petitions for multiple ur	nits, parcels, or acco	ounts, provide ti	nutes. The VAB is not bound he time needed for the entire
1	s or I will not be availab	-			
evidence directly tappraiser's evider	nce. At the hearing, you	r at least 15 days befo have the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property re information redact	ecord card containing in	formation relevant to the appraiser receives the	ne computation of y	our current as	e property appraiser a copy seessment, with confidential and 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		
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authorized Written authorization from the taxpayer is required for access collector.	ation for representation to this form.	•
☐ I authorize the person I appoint in part 5 to have access t Under penalties of perjury, I declare that I am the owner of t petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated ent representatives.	ignature ity's employee or you are one of the folk	owing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number	).	
■ A Florida real estate appraiser licensed under Chapter 4	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 Cha	pter 473, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is rappraiser or tax collector.	equired for access to confidential information	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fil under s. 194.011(3)(h), Florida Statutes, and that I have rea	ling this petition and of becoming an age	ent for service of process
Robert I. Peyton	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	listed in part 4 above.	
I am a compensated representative not acting as one of AND (check one)	f the licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the rectaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		., executed with the
☐ I am an uncompensated representative filing this petition	n AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxp	ayer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011 facts stated in it are true.	authorized representative for purposes of (3)(h), Florida Statutes, and that I have	f filing this petition and of read this petition and the
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0701		Alternate Ke	ey: <b>3592786</b>	Parcel I	ID: <b>17-22-26-1210-000-09000</b>	
Petitioner Name	Robert	Peyton, Rya	n LLC	·			Check if Mu	ultiple Parcels
The Petitioner is:	Taxpayer of Red			Property		FOREST DR		
Other, Explain:				Address	IVIIN	INEOLA		
Owner Name	IHE PROI	PERTY FLO	RIDA I P	Value from	Value befor	re Board Actio	n	
Owner Hame	111011101	LIXITIEO	INDA LI	TRIM Notice		nted by Prop App	i valle aller	Board Action
4 1								
1. Just Value, red				\$ 341,99	1	341,99		
2. Assessed or cl			cable	\$ 289,32	20 \$	289,32	20	
3. Exempt value,	*enter "0" if nor	16		\$	-			
4. Taxable Value,	*required			\$ 289,32	20 \$	289,32	20	
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.		
					A L	Distance d	D .	
Last Sale Date PI			ce:		Arm's Length	Distressed	Book	Page
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3
AK#	837 ELM FOREST DR			821	3726		3726	
Addross	837 ELM FOR	REST DR	813 FORES	WOOD DR	913 ROAN	OKE DR	876 HIGH PO	DINTE CIR
Address	MINNEC	DLA	MINNE	EOLA	MINNE	OLA	MINNE	OLA
Proximity	Proximity		0.21	Иiles	0.24 N	/liles	0.37 N	/liles
Sales Price			\$375,		\$346,		\$430,	
Cost of Sale			-15		-15		-15	
Time Adjust			1.20		1.60		3.20	
Adjusted Sale			\$323,		\$299,		\$379,	
\$/SF FLA	\$190.53 p	er SF	\$175.39	per SF	\$170.25	per SF	\$218.22	per SF
Sale Date			9/11/2	2023	8/31/2	2023	4/7/2	023
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	1,795		1,843	-2400	1,760	1750	1,738	2850
Year Built	1994		1995		1997		1996	
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	Υ	-20000
Fireplace	1		0	2500	0	2500	0	2500
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. 0.0%	100	Net Adj. 1.4%	4250	-Net Adj. 3.9%	-14650
			Gross Adj. 1.5%	4900	Gross Adj. 1.4%	4250	Gross Adj. 6.7%	25350
Adi Cal Dui	Market Value	\$341,998	Adj Market Value	\$323,350	Adj Market Value	\$303,886	Adj Market Value	\$364,610
Adj. Sales Price	Value per SF	190.53						

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	

#### 2024-0701 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3726723	876 HIGH POINTE CIR MINNEOLA	0.37
2	Subject	3592786	837 ELM FOREST DR MINNEOLA	_
3	Comp 2	3726383	913 ROANOKE DR MINNEOLA	0.24
4	Comp 1	3590821	813 FORESTWOOD DR MINNEOLA	0.21
5				
6				
7				
8				

### Alternate Key 3592786

Parcel ID 17-22-26-1210-000-09000

Current Owner

IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$ 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0701 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 837 ELM FOREST DR

MINNEOLA FL 34715 00MI **NBHD** 

0583 Mill Group Property Use Last Inspection

00100 SINGLE FAMILY

PJF 01-01-202

Legal Description

MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 90 PB 35 PG 10 ORB 4935 PG 652

Lan	d 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	Class val	Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
		Takal A		0.00	1) // (All 410			T-4-	A al:  \//\ Ala			00.000	
	Total Acres 0.00				JV/Mkt 0				l Adj JV/Mk		88,000		
	Classified Acres 0				Classified JV/Mkt 88,000			Classified	l Adj JV/Mk	0			
	Sketch												

Bldg 1 1 of 1 Replacement Cost 276,085 Deprec Bldg Value 253,998 Multi Story 0 Sec SPU (300 sf) 12 (147 sf) FLA (1,795 sf) GCF (460 sf) OPF (76 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,795	1,795	1795	Effective Area	1795					
-	GARAGE FINISH	0	460	0	Base Rate	124.19	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE	0	223	0	Building RCN	276.085	Quality Grade	690	Half Baths	0	
SPU	SCREEN PORCH UNFIN	0	300	0	Condition	VG	'			Ĭ	
							Wall Type	03	Heat Type	6	
					% Good	92.00	Foundation	2	Fireplaces	4	
					Functional Obsol	0	1 oundation	3	Поріассо	'	
	TOTALS	1,795	2,778	1,795	Building RCNLD	253,998	Roof Cover	3	Type AC	03	

Alternate Key 3592786 Parcel ID 17-22-26-1210-000-09000

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

2024-0701 Subject PRC Run: 12/9/2024 By

Card# 1 of 1 Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Туре Apr Value **Building Permits** Roll Year Permit ID Review Date CO Date Issue Date Comp Date Amount Туре Description CHECK VALUES SALE 01-01-2005 04-12-2006 0000 2006 9401793 04-01-1994 12-01-1994 65,088 0000 SFR 1995

			Sales Informa				•			*	•	
				Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017044907	4935 4045 4007 3041 2456	0652 0492 0560 2077 0966	04-24-2017 06-08-2011 01-20-2011 12-16-2005 11-04-2003	WD WD WD WD	Q U U Q U	Q U U Q U	  -  -  -	182,000 116,000 193,800 255,000				
								Total		0.00		
						Val	ue 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	253,998	0	341,998	52678	289320	0.00	289320	341998	331,901

<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 3590821 Parcel ID 17-22-26-1205-000-04400

Current Owner

Roll Year 2024

**LCPA Property Record Card** Status: A

2024-0701 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 2

Property Location

Site Address 813 FORESTWOOD DR

MINNEOLA 00MI

**NBHD** 0583

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection TDS 04-22-202

FL 34715

Legal Description

MINNEOLA

813 FORESTWOOD DR

TIWARI CHANDI

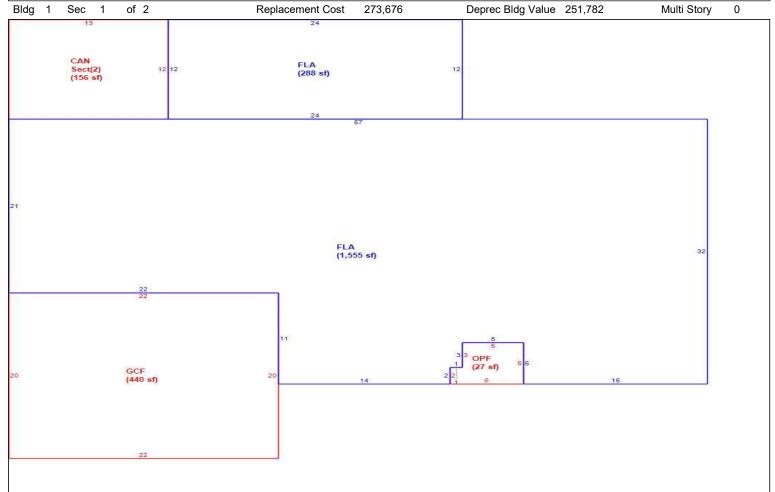
FL

MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 44 PB 35 PGS 8-9 ORB 6210 PG 1617

34715

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		JV/M	kt 0			Tota	l Adj JV/MI	kt	t  88,000					
	Classified Acres			0	Classified JV/M	kt   88	,000		Classified Adj JV/Mkt			t 0			

Sketch



	Building S	Sub Areas			Building Valuation	n	Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1995	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,843	,	1843	Effective Area	1843	No Otavia		E. II D. H.	
_	GARAGE FINISH	0	440	0	Base Rate	124.05	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	27	0	Building RCN	273,676	Quality Grade	690	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	92.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,843	2,310	1,843	Building RCNLD	251 782	Roof Cover	3	Type AC	03

Alternate Key 3590821 Parcel ID 17-22-26-1205-000-04400

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

2024-0701 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 2

				scellaneous F										
		*On	ly the first	t 10 records a	re reflected									
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
UBU3	UTILITY BLDG UNFINISHED	160.00	SF	7.50	2009	2009	1200.00	40.00	480					

	Building Permits    Description   Poviny Pote   Comp P													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2022 2014 2006 1996 1995	SALE 392-13-10 546-05-09 9403176 9403176	01-01-2021 10-24-2013 08-31-2005 03-01-1995 07-01-1994	04-22-2022 04-03-2014 06-12-2006 12-01-1995 12-01-1994	1 6,400 1,700 54,512 54,512	0099 0002 0000 0000	CHECK VALUE REROOF SHINGLE SHED 8X12 SFR SFR	04-03-2014							

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023112916 2021137353 2021067468 2018045194	6210 5808 5710 5097 1481	1617 1552 0126 0829 0214	09-11-2023 09-29-2021 04-30-2021 04-12-2018 11-01-1996	WD WD WD QC WD	QQUUQ	01 01 37 U Q	 	375,000 307,000 316,500 75,900 86,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total Value Summany												50,000.00

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	256.678	480	345.158	0	345158	50.000.00	295158	320158	335.070

<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 3726383

Parcel ID 17-22-26-0805-000-06100

Current Owner

SANDARGAS DON P & VICKY L

10425 LAKE LOUISA RD

CLERMONT FL 34711-8938

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

2024-0701 Comp 2 PRC Run: 12/9/2024 By

Card # of 1

**Property Location** 

Site Address 913 ROANOKE DR

MINNEOLA FL 34715 00MI **NBHD** 0583

Mill Group Property Use Last Inspection

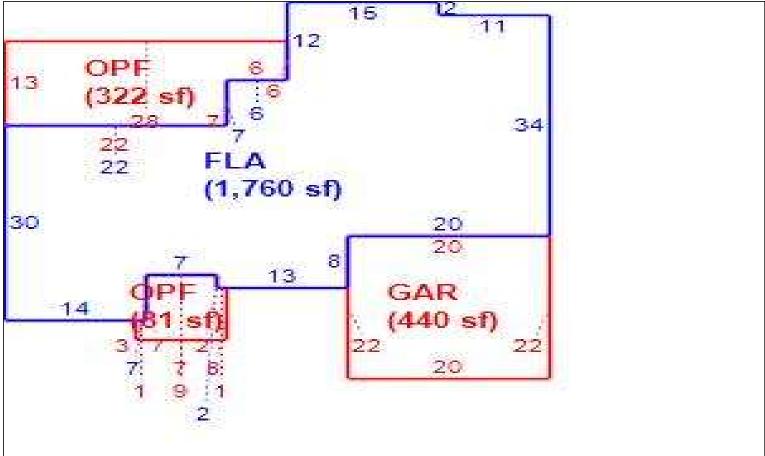
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 61 PB 37 PGS 19-20 ORB 6206 PG 2153

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

Sketch Bldg 1 1 of 1 Replacement Cost 268,862 Deprec Bldg Value 260,796 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,760	1,760	1760	Effective Area	1760			- " B "	
GAR	GARAGE FINISH	0	440	0	Base Rate	124.29	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	403	0	Building RCN	268,862	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVall Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,760	2,603	1,760	Building RCNLD	260,796	Roof Cover	3	Type AC	03

Alternate Key 3726383
Parcel ID 17-22-26-0805-000-06100

Land Value

88,000

Bldg Value

260,796

Misc Value

0

Market Value

348,796

Deferred Amt

0

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

2024-0701 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of

Parcel I	D 17-22-	26-080	)5-000-C	06100		Rol	I Yea	r 202	4 Sta	atus: A			Card #	1	of 1
					*	·Only			aneous F	eatures ere reflected b	olow				
Code		Descrip	otion	T	Units		Type		nit Price	Year Blt	Effect Y	r RCN	%Good	I An	or Value
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review D											Date	CO Date			
2020 1998								5,98 101,16	5 0002	REPL WINDO					
				Sales In		ion						Exe	mptions		
	ment No	t	k/Page	Sale D	_	nstr	Q/U		Vac/Imp		Code	Description	n	Year	Amount
2023 2023	109708 109707 048822 087951	6206 6206 6132 5321 1607		08-31-2 08-28-2 03-15-2 07-25-2 04-30-1	2023 2023 2019	WD QC QC WD WD	Q U U Q Q	01 11 11 Q Q		346,000 100 100 241,000 109,200			Total		0.00
				<u> </u>			<u> </u>	Va	lue Sumn	narv	1		Total		0.00
								va	ue Juilli	iui y					

Assd Value

348796

Cnty Ex Amt

0.00

Co Tax Val

348796

Sch Tax Val Previous Valu

338,946

348796

<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 3726723 Parcel ID 17-22-26-0805-000-08600

Current Owner BEAUCHAMP DARREN S & AMY C

876 HIGH POINTE CIR

MINNEOLA FL 34715 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0701 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 876 HIGH POINTE CIR FL 34715

MINNEOLA 00MI

**NBHD** 0583

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection PJF 01-01-202

Legal Description

MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 86 PB 37 PGS 19-20 ORB 6122 PG 736

Lan	LL Use Notes Unit Depth Loc Shp Phys Land													
LL	Use	Front	Depth			Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 1011	Dopui	A	dj	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
									<u> </u>					
Total Acres 0.00 JV/Mkt									l Adj JV/MI			88,000		
Classified Acres 0 Classified JV/Mkt 88,000						,000		Classified Adj JV/Mkt 0						

Sketch

Bldg 1 of 1 Replacement Cost 266,764 Deprec Bldg Value 242,755 Multi Story 0 Sec 1 OPF (322 sf) FLA (1,738 sf) GCF (460 sf) OPF (78 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,738	1,738	1738	Effective Area	1738				
_	GARAGE FINISH	0	460	0	Base Rate	124.37	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	400	0	Building RCN	266,764	Quality Grade	690	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	Wall Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,738	2,598	1,738	Building RCNLD	242,755	Roof Cover	3	Type AC	03

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

2024-0701 Comp 3 PRC Run: 12/9/2024 By

Card#

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of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Code Unit Price Year Blt Effect Yr RCN %Good Description Туре Apr Value SWIMMING POOL - RESIDENTIAL POL2 240.00 SF 35.00 1996 1996 8400.00 85.00 7,140 PLD2 POOL/COOL DECK 277.00 SF 5.38 1996 1996 1490.00 70.00 1,043 SEN2 SCREEN ENCLOSED STRUCTURE 1088.00 SF 3.50 1996 1996 3808.00 40.00 1,523

	Building Permits  Pell Year   Permit ID   Jesus Pete   Comp Pete   Amount   Type   Pecepiption   Peview Pete   CO Pete													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2012 2000 1997	MISC 1 6030314	01-01-2011 01-01-1999 03-01-1996	07-21-2011 02-23-2000 12-01-1996	Amount 1 1 7,000	0008 0000	PLH CHECK VALUES POOL 876 HIGH POINT	07-21-2011	CO Date						

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023040855 2020106462 2020106461	6122 5550 5550 1740 1433	0736 0014 0013 2230 0596	04-07-2023 09-11-2020 09-08-2020 08-03-1999 04-01-1996	WD WD QC WD WD	00000	01 01 11 Q Q	 	430,000 269,900 100 138,900 130,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
	Total											
	•				•	Val	ue 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	242 755	9 706	340 461	0	340461	50 000 00	290461	315461	330.060

<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.\*\*\*