



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3593286**

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 #	2024-0703	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 IH 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 #	1722261210-000-12300 821 Maple Forest Ave
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 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0703	Alternate Key: 3593286	Parcel ID: 17-22-26-1210-000-12300
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 821 MAPLE FOREST AVE MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 325,827	\$ 325,827
2. Assessed or classified use value, *if applicable	\$ 281,930	\$ 281,930
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 281,930	\$ 281,930

*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#	3593286	3590821	3593162	3726723
Address	821 MAPLE FOREST AVE MINNEOLA	813 FORESTWOOD DR MINNEOLA	834 MAPLE FOREST AVE MINNEOLA	876 HIGH POINTE CIR MINNEOLA
Proximity		0.19 Miles	0.11 Miles	0.23 Miles
Sales Price		\$375,000	\$415,000	\$430,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	0.00%	3.20%
Adjusted Sale		\$323,250	\$352,750	\$379,260
\$/SF FLA	\$194.06 per SF	\$175.39 per SF	\$222.84 per SF	\$218.22 per SF
Sale Date		9/11/2023	12/13/2023	4/7/2023
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	1,679	1,843	-8200	1,583	4800	1,738	-2950
Year Built	1994	1995		1994		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	Y	-20000	Y	-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. 1.8%	-5700	-Net Adj. 3.6%	-12700	-Net Adj. 5.4%	-20450
		Gross Adj. 3.3%	10700	Gross Adj. 7.7%	27300	Gross Adj. 6.7%	25450
Adj. Sales Price	Market Value \$325,827	Adj Market Value	\$317,550	Adj Market Value	\$340,050	Adj Market Value	\$358,810
	Value per SF 194.06						

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.

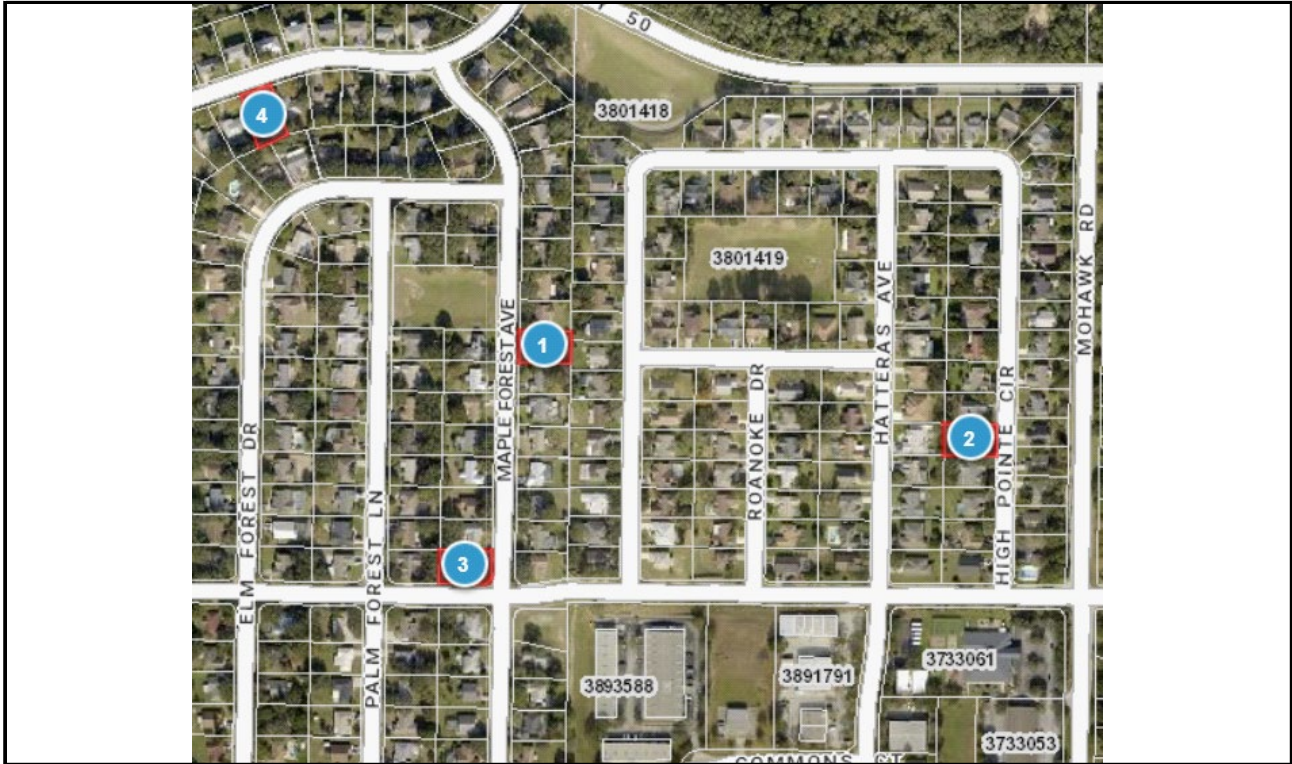
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 

2024-0703 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3593286	821 MAPLE FOREST AVE MINNEOLA	-
2	Comp 3	3726723	876 HIGH POINTE CIR MINNEOLA	0.23
3	Comp 2	3593162	834 MAPLE FOREST AVE MINNEOLA	0.11
4	Comp 1	3590821	813 FORESTWOOD DR MINNEOLA	0.19
5				
6				
7				
8				

Alternate Key 3593286
 Parcel ID 17-22-26-1210-000-12300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0703 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

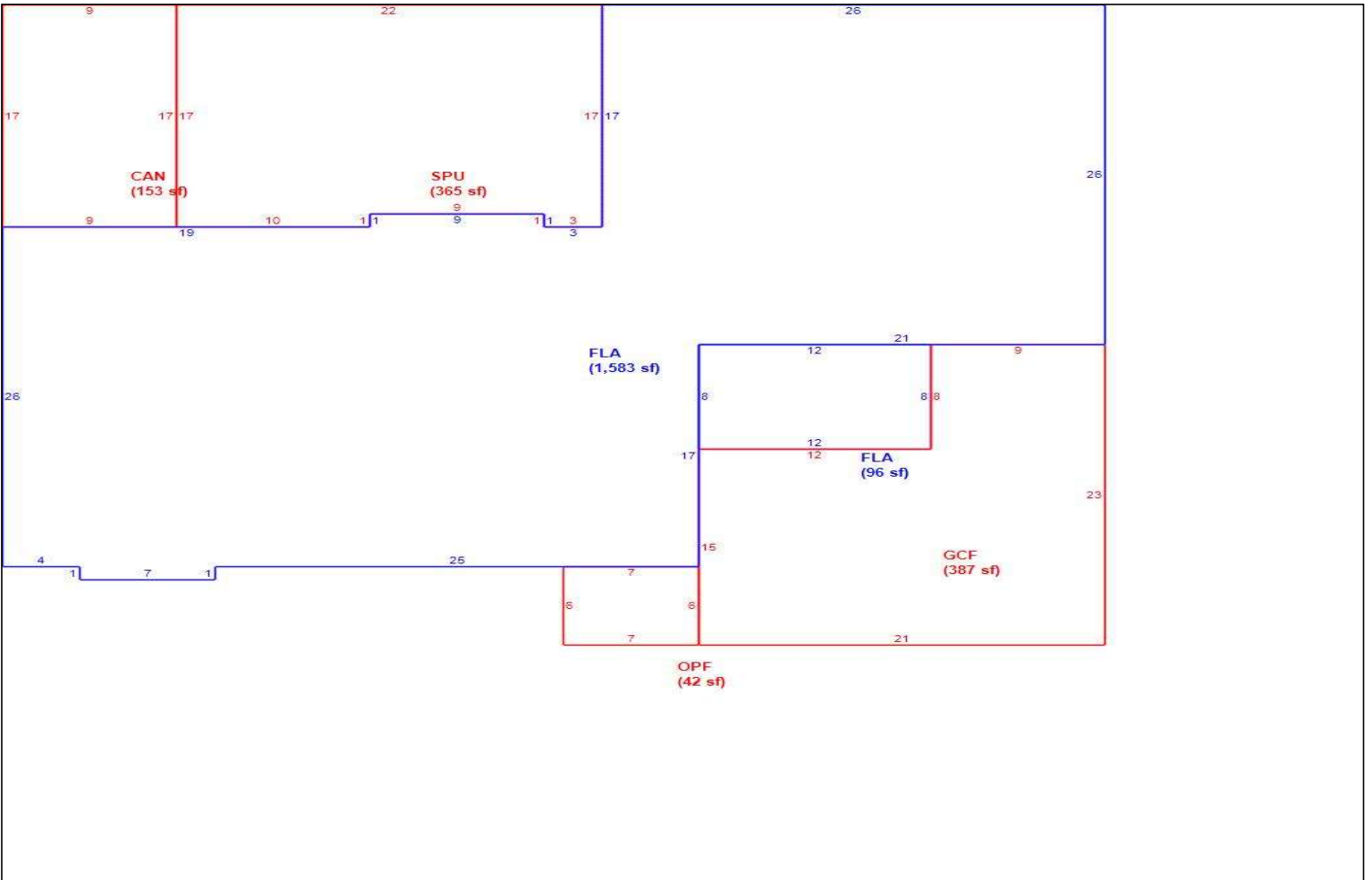
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 821 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 123 PB 35 PG 10 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

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 258,508
		Deprec Bldg Value	237,827
		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	4
FLA	FINISHED LIVING AREA	1,679	1,679	1679	1994	1679	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	387	0		124.56	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0		258,508	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	153	0		VG	Foundation	2	Fireplaces	1
SPU	SCREEN PORCH UNFIN	0	365	0		92.00	Roof Cover	3	Type AC	03
TOTALS		1,679	2,626	1,679		0				
					Building RCNLD	237,827				

Alternate Key 3593286
 Parcel ID 17-22-26-1210-000-12300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0703 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	SALE	01-01-2013	05-14-2014	1	0099	CHECK VALUE	04-02-2014		
2006	412-05-06B	06-21-2005	06-12-2006	7,255	0000	REROOF SHINGLE			
2003	467-02-10B	10-07-2002	04-14-2003	5,700	0000	16X22 SCRNM RM			
1995	9402889	06-01-1994	12-01-1994	58,182	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4649	2339	07-01-2015	MI	U	M	I	100			
	4614	0732	04-10-2015	WD	U	M	I	100			
	4353	0348	07-01-2013	WD	Q	Q	I	140,400			
	3259	0458	09-01-2006	PO	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	237,827	0	325,827	43897	281930	0.00	281930	325827	315,176	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0703 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 2

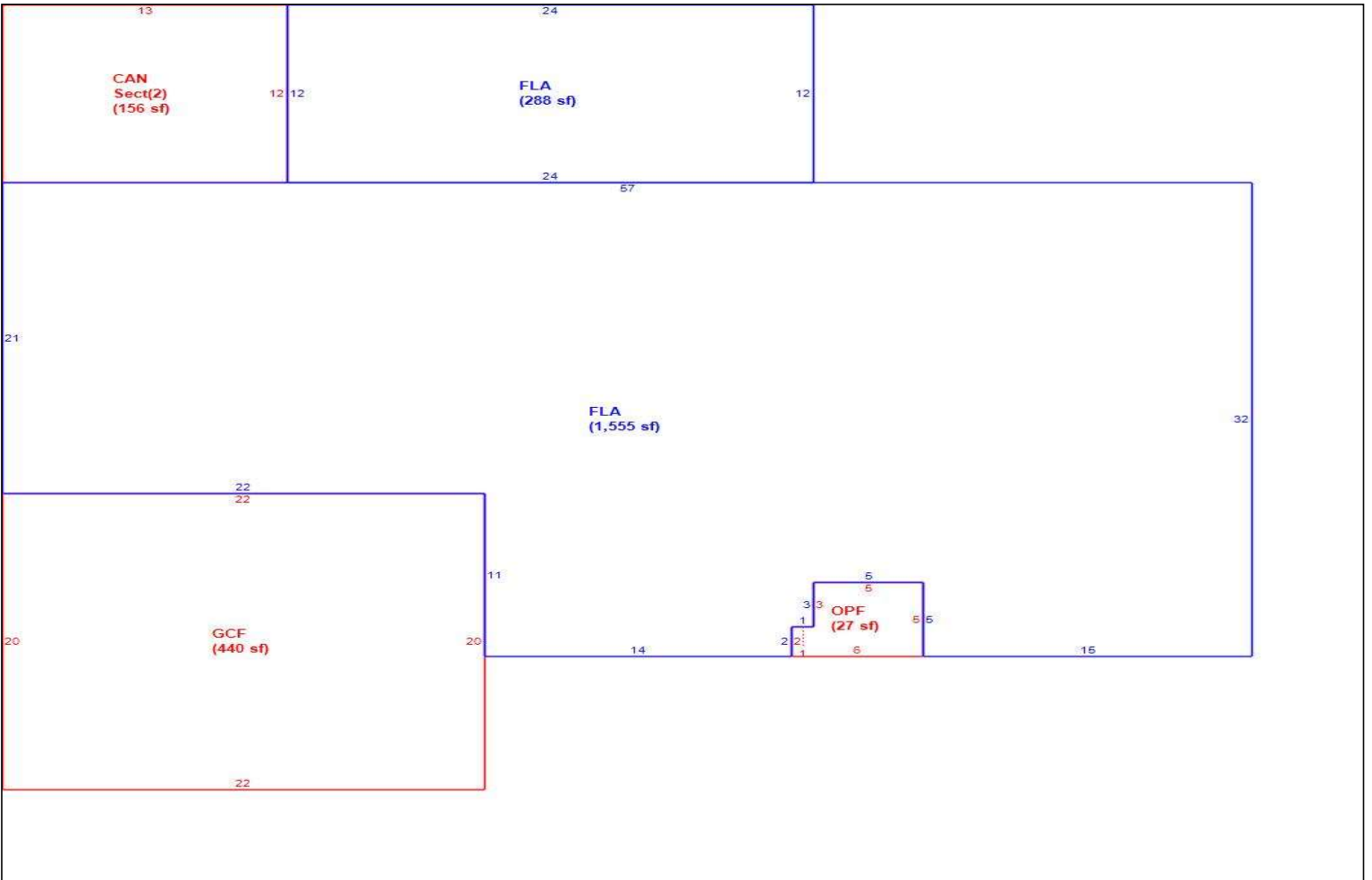
Current Owner		
TIWARI CHANDI		
813 FORESTWOOD DR		
MINNEOLA	FL	34715

Property Location		
Site Address 813 FORESTWOOD DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 04-22-202

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

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 2	Replacement Cost 273,676
Deprec Bldg Value 251,782		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	1,843	1,843	1843	1995	1843	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	124.05	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	27	0	Building RCN	273,676	Condition	VG	Heat Type	6
				% Good		92.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	251,782	Roof Cover	3
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

2024-0703 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 2

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	160.00	SF	7.50	2009	2009	1200.00	40.00	480

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

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112916	6210	1617	09-11-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2021137353	5808	1552	09-29-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021067468	5710	0126	04-30-2021	WD	U	37	I	316,500				
2018045194	5097	0829	04-12-2018	QC	U	U	I	75,900				
	1481	0214	11-01-1996	WD	Q	Q	I	86,000				
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	256,678	480	345,158	0	345158	50,000.00	295158	320158	335,070	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0703 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

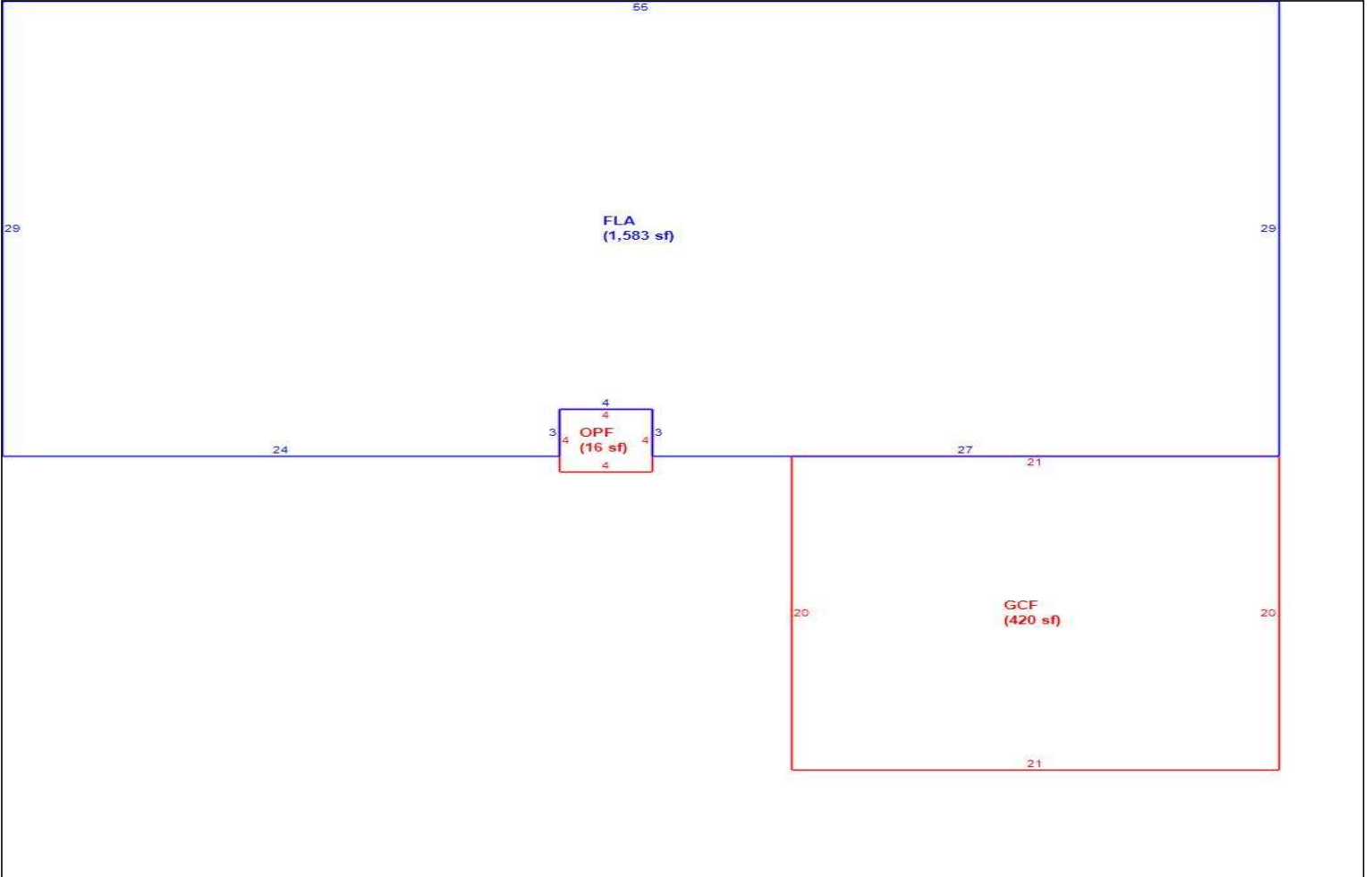
Current Owner		
MANN KENNETH F & KAREN E		
834 MAPLE FOREST AVE		
MINNEOLA	FL	34715

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	Wall Type	03	Fireplaces	0
				Functional Obsol		0	Foundation	3	Type AC	03
TOTALS		1,583	2,019	1,583	Building RCNLD	219,985	Roof Cover	3		

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0703 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
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 3726723
Parcel ID 17-22-26-0805-000-08600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0703 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

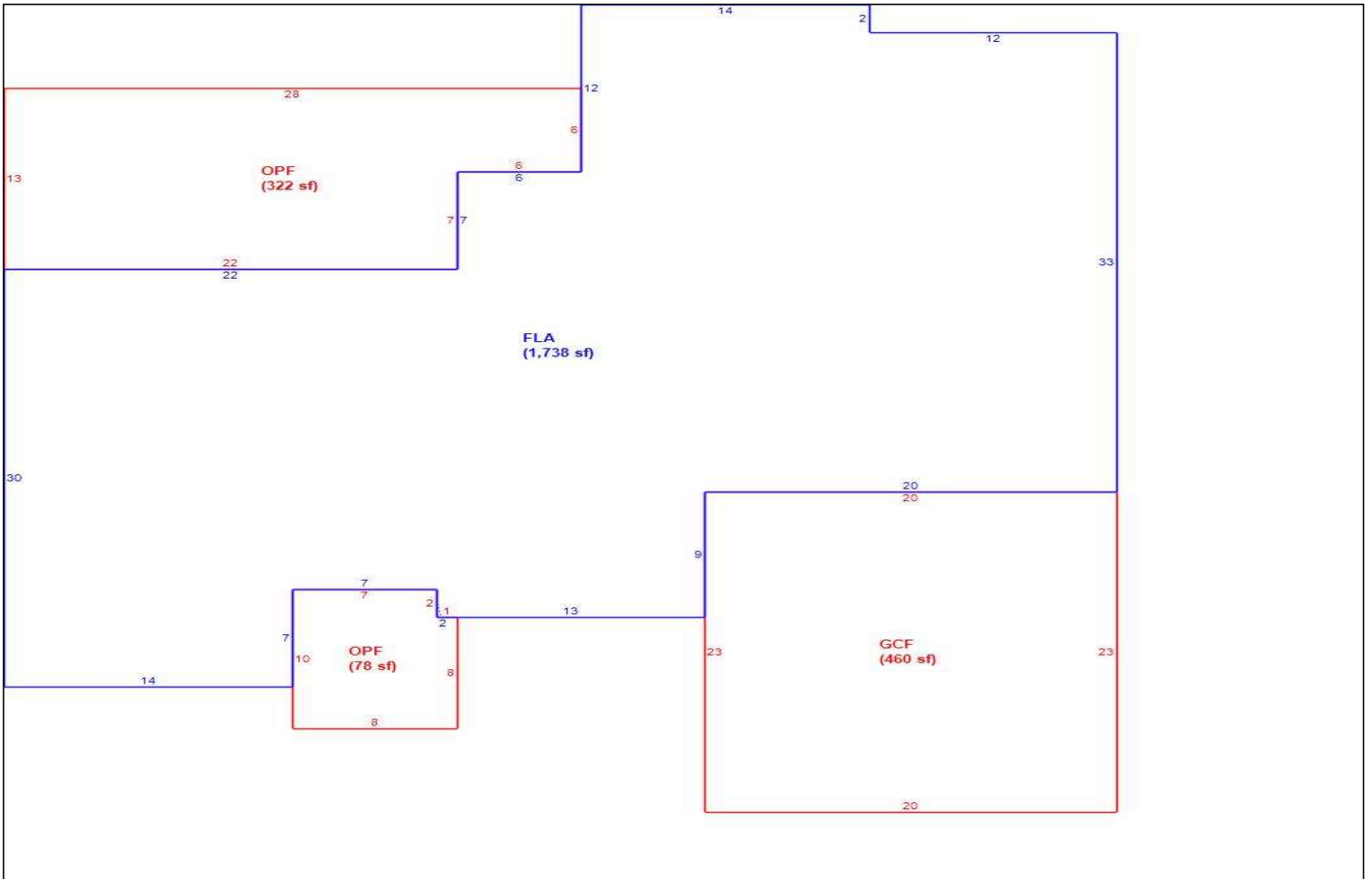
Current Owner		
BEAUCHAMP DARREN S & AMY C		
876 HIGH POINTE CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 876 HIGH POINTE CIR		
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 86 PB 37 PGS 19-20 ORB 6122 PG 736

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 266,764
		Deprec Bldg Value 242,755	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	1,738	1,738	1738	1996	1738	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	460	0		124.37	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	400	0		266,764	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		1,738	2,598	1,738	Building RCNLD	242,755					

Alternate Key 3726723
 Parcel ID 17-22-26-0805-000-08600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0703 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
POL2	SWIMMING POOL - RESIDENTIAL	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									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	MISC	01-01-2011	07-21-2011	1	0008	PLH	07-21-2011		
2000	1	01-01-1999	02-23-2000	1	0000	CHECK VALUES			
1997	6030314	03-01-1996	12-01-1996	7,000	0000	POOL 876 HIGH POINT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023040855	6122	0736	04-07-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000
2020106462	5550	0014	09-11-2020	WD	Q	01	I	269,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020106461	5550	0013	09-08-2020	QC	U	11	I	100				
	1740	2230	08-03-1999	WD	Q	Q	I	138,900				
	1433	0596	04-01-1996	WD	Q	Q	I	130,200				
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	242,755	9,706	340,461	0	340461	50,000.00	290461	315461	330,060	

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