



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3775006**

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 # 2024-0705	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; IH3 Property Florida, L.P.		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 #	1722262005-000-07100 918 Arbor Hill Cir
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 # 2024-0705	Alternate Key: 3775006	Parcel ID: 17-22-26-2005-000-07100	
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 918 ARBOR HILL CIR MINNEOLA		<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH3 Property Florida, L.P.	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 336,367	\$ 336,367	
2. Assessed or classified use value, *if applicable	\$ 264,060	\$ 264,060	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 264,060	\$ 264,060	

*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#	3775006	3726723	3774788	3783439
Address	918 ARBOR HILL CIR MINNEOLA	876 HIGH POINTE CIR MINNEOLA	1040 ARBOR HILL CIR MINNEOLA	335 PEBBLE CT MINNEOLA
Proximity		0.29 Miles	0.31 Miles	0.42 Miles
Sales Price		\$430,000	\$370,000	\$399,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.20%	2.00%
Adjusted Sale		\$379,260	\$326,340	\$347,130
\$/SF FLA	\$211.42 per SF	\$218.22 per SF	\$208.39 per SF	\$203.71 per SF
Sale Date		4/7/2023	4/11/2023	7/14/2023
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	1,591	1,738	-7350	1,566	1250	1,704	-5650
Year Built	1998	1996		1998		2000	
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	Y	-20000	N	0	N	0
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. 6.6%	-24850	Net Adj. 1.1%	3750	-Net Adj. 0.9%	-3150
		Gross Adj. 7.9%	29850	Gross Adj. 1.1%	3750	Gross Adj. 2.3%	8150
Adj. Sales Price	Market Value \$336,367	Adj Market Value	\$354,410	Adj Market Value	\$330,090	Adj Market Value	\$343,980
	Value per SF 211.42						

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.

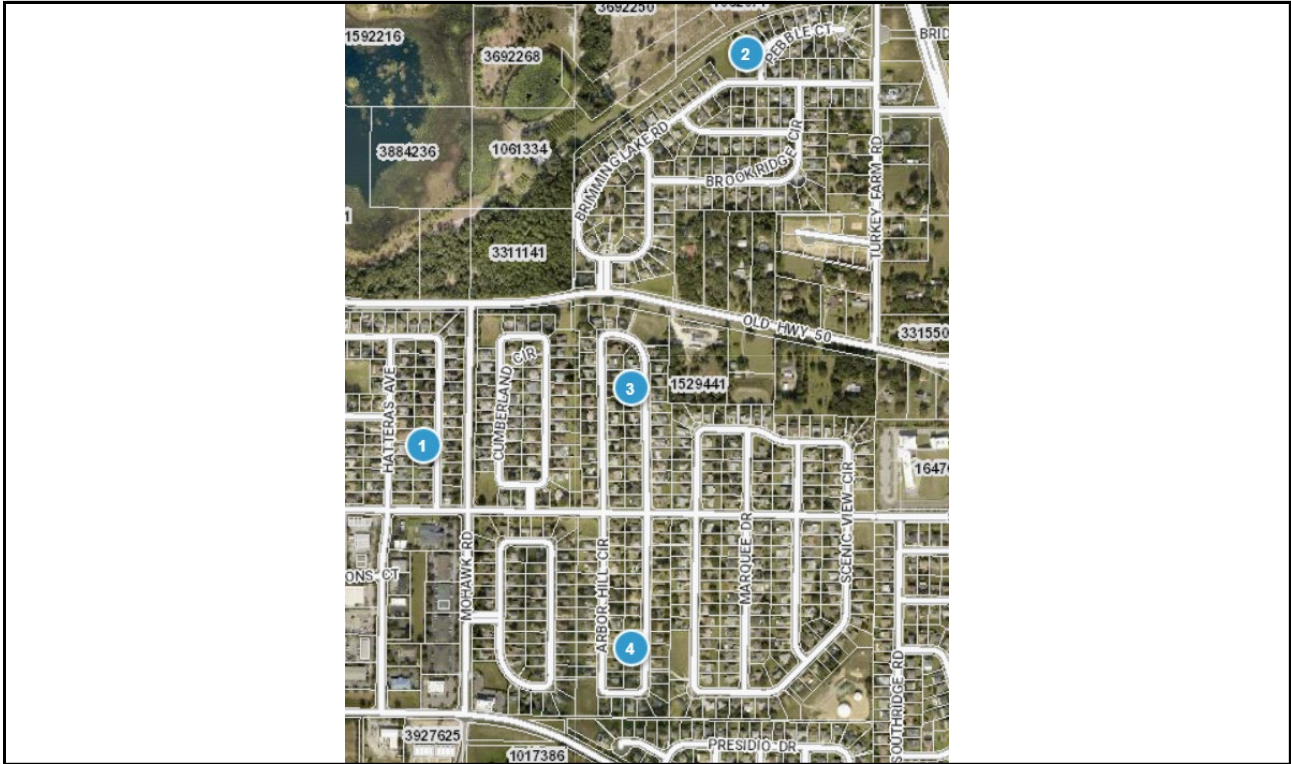
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0705 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3726723	876 HIGH POINTE CIR MINNEOLA	0.29
2	Comp 3	3783439	335 PEBBLE CT MINNEOLA	0.42
3	Subject	3775006	918 ARBOR HILL CIR MINNEOLA	-
4	Comp 2	3774788	1040 ARBOR HILL CIR MINNEOLA	0.31
5				
6				
7				
8				

Alternate Key 3775006
Parcel ID 17-22-26-2005-000-07100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0705 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

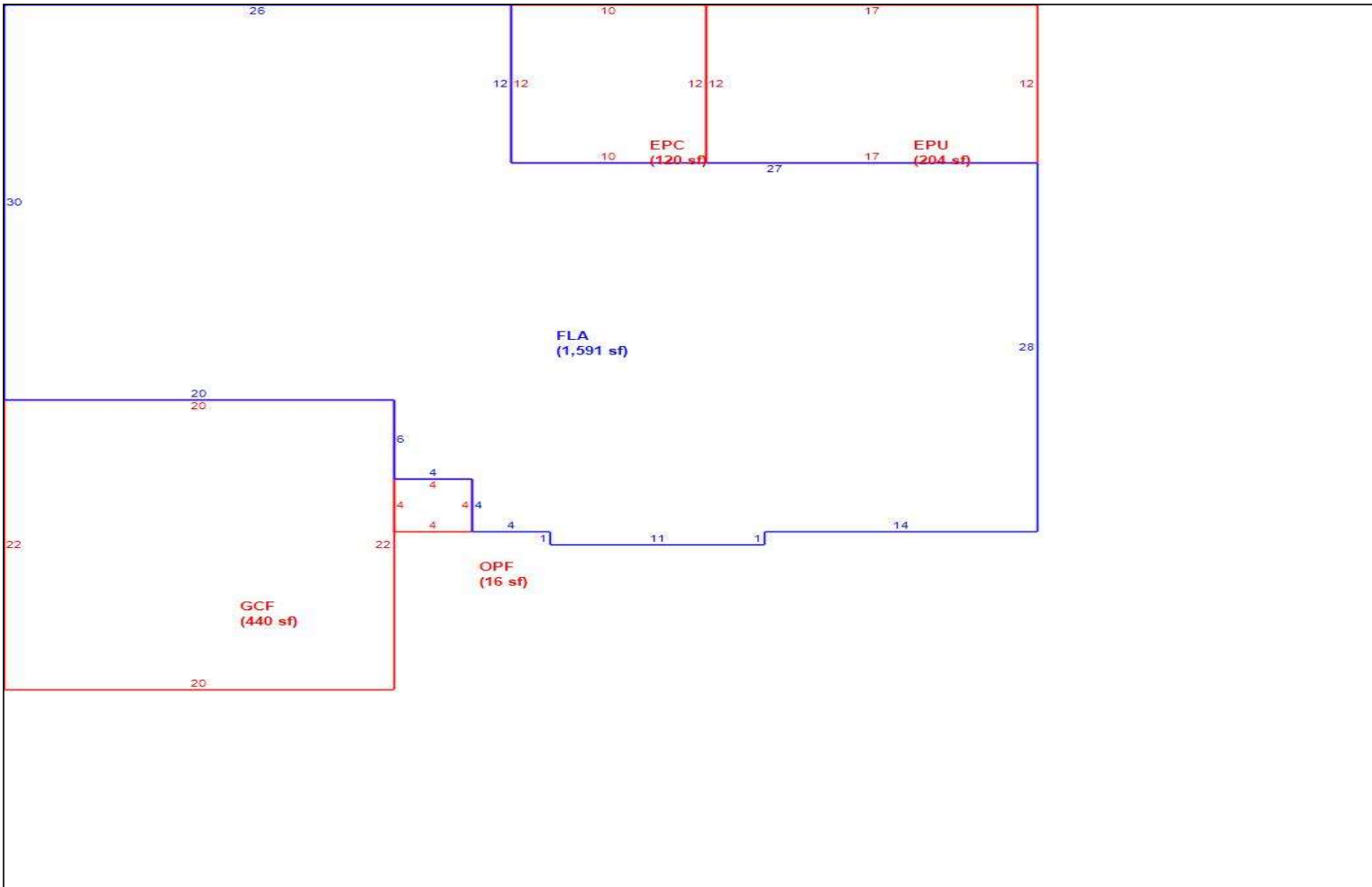
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 918 ARBOR HILL CIR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, THE ARBORS PHASE 2 SUB LOT 71 PB 39 PG 47 ORB 4397 PG 2212

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 269,964 Deprec Bldg Value 248,367 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
EPF	ENCLOSED PORCH FIN	0	324	0	1998	1591	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,591	1,591	1,591	133.02	133.02	Quality Grade	700	Half Baths	0
GAR	GARAGE FINISH	0	440	0	269,964	269,964	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	16	0	VG	92.00	Foundation	3	Fireplaces	1
TOTALS		1,591	2,371	1,591	0	0	Roof Cover	3	Type AC	03
					Building RCNLD	248,367				

Alternate Key 3775006
 Parcel ID 17-22-26-2005-000-07100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0705 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	
2008	125-07-04	04-04-2007	03-14-2008	3,145	0000	PATIO COVER 12X17	03-14-2008		
2000	9904119	04-19-1999	02-23-2000	1,782	0000	9X11 VINYL RM/EX ROOF			
1999	9821076	02-01-1998	12-01-1998	84,162	0000	SFR/918 ARBOR HILL CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4397	2212	10-17-2013	CT	U	U	I	115,000				
	1780	0650	12-17-1999	WD	Q	Q	I	121,500				
	1694	1953	03-05-1999	WD	Q	Q	I	95,000				
	1620	1878	05-29-1998	WD	U	U	I	0				
	1616	0859	05-29-1998	WD	Q	Q	I	96,000				
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	248,367	0	336,367	72307	264060	0.00	264060	336367	309,286	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0705 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

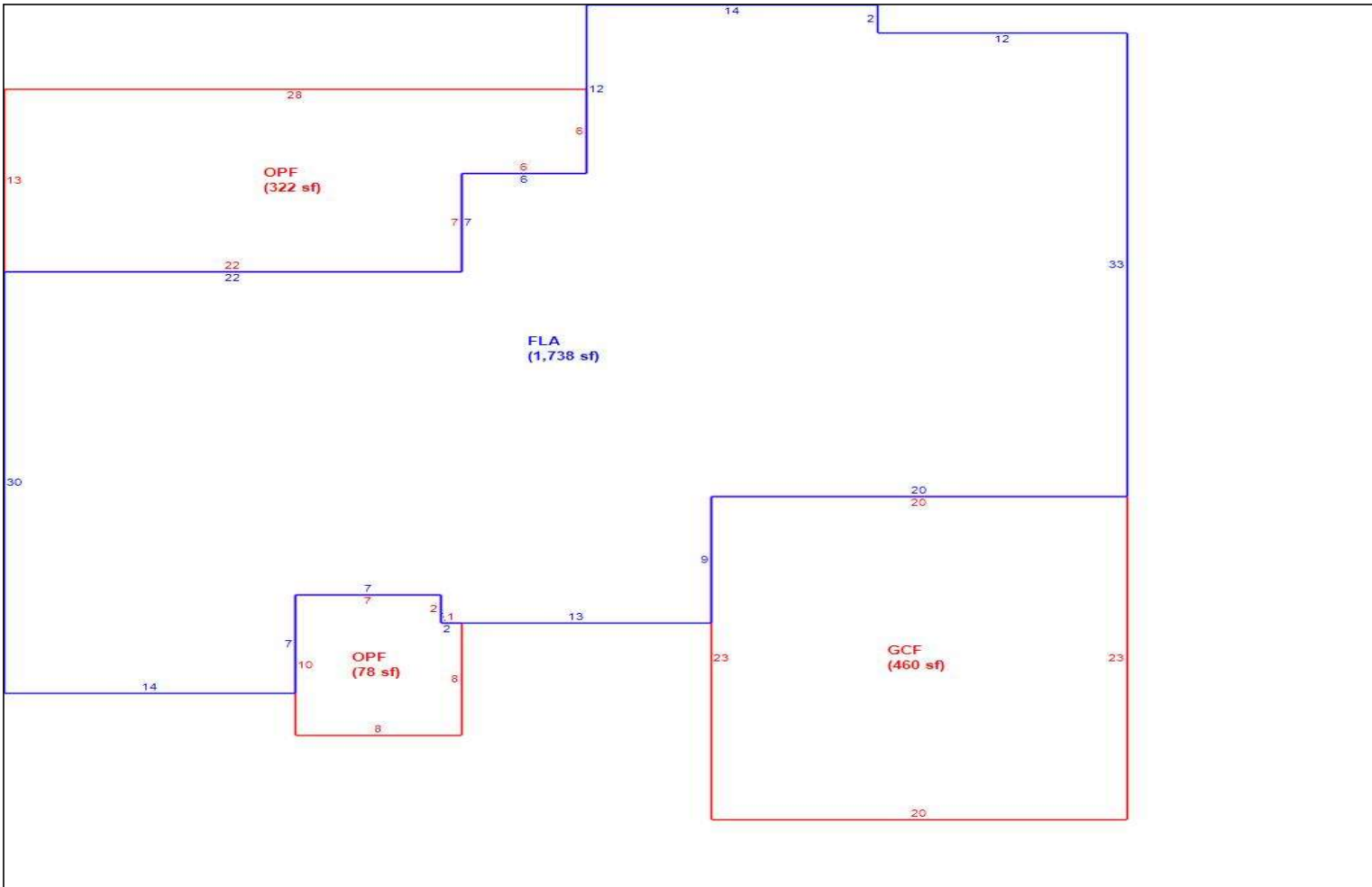
Current Owner		
BEAUCHAMP DARREN S & AMY C		
876 HIGH POINTE CIR		
MINNEOLA	FL	34715

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	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,738	1,738	1738	Effective Area	1738	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	124.37	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	400	0	Building RCN	266,764	Condition	G	Wall Type	03
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
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

2024-0705 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	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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Alternate Key 3774788
Parcel ID 17-22-26-2000-000-03400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0705 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

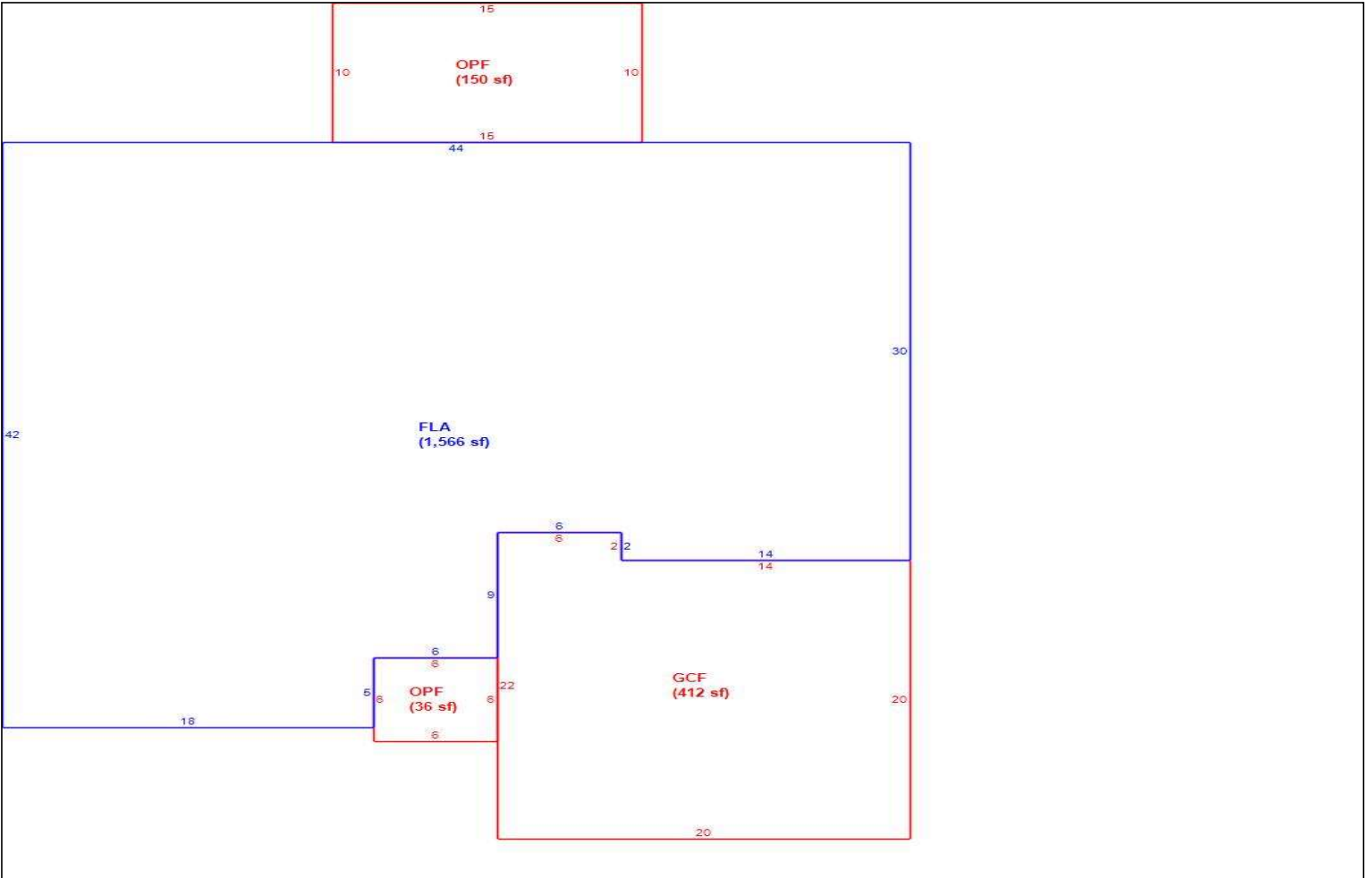
Current Owner			
LI JINHUANG			
1040 ARBOR HILL CIR			
MINNEOLA	FL	34715	

Property Location			
Site Address 1040 ARBOR HILL CIR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

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

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 257,817
		Deprec Bldg Value	250,082
		Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,566	1,566	1566	Effective Area	1566	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	412	0	Base Rate	133.52	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	186	0	Building RCN	257,817	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,566	2,164	1,566	Building RCNLD	250,082				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0705 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	315-13-09	09-09-2013	04-01-2014	10,223	0002	REROOF SHINGLE	04-01-2014		
2004	SALE	01-01-2003	04-23-2004	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023041898	6123 1624	04-11-2023	WD	Q	01	I	370,000		039	HOMESTEAD	2024	25000
2022057871	5944 0560	04-22-2022	WD	Q	01	I	265,000		059	ADDITIONAL HOMESTEAD	2024	25000
2021163141	5843 2107	11-15-2021	QC	U	11	I	100					
2019060773	5287 1194	05-30-2019	WD	Q	Q	I	239,900					
	4131 1956	02-23-2012	WD	U	U	I	91,000					
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	250,082	0	338,082	0	338082	50,000.00	288082	313082	312,289	

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Alternate Key 3783439
 Parcel ID 17-22-26-0300-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0705 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

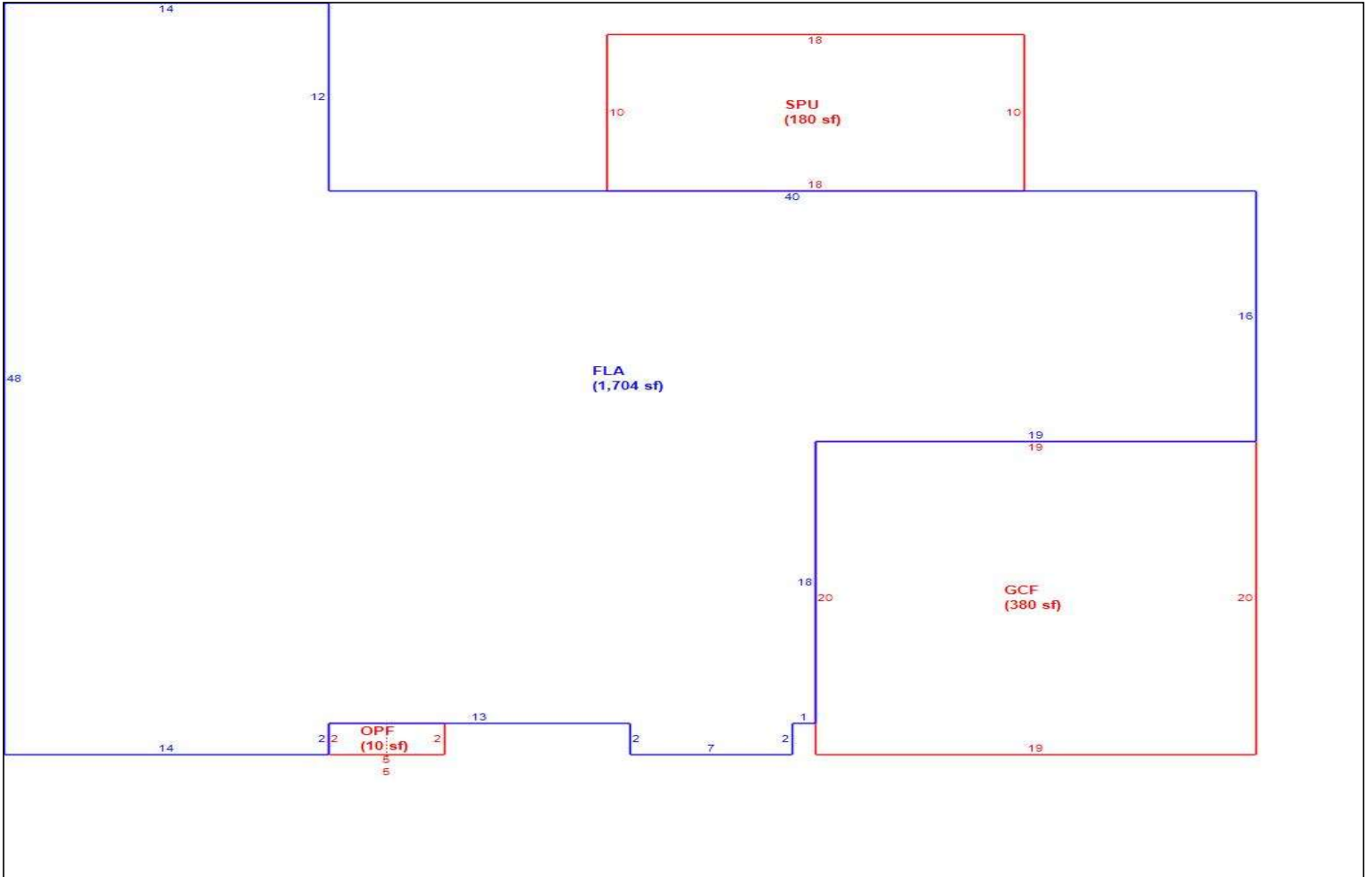
Current Owner		
FERMIN EDRIANA B & ROGERIO DE SOUZA		
335 PEBBLE CT		
MINNEOLA	FL	34715

Property Location			
Site Address 335 PEBBLE CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

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

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 273,392
		Deprec Bldg Value	265,190
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,704	1,704	1704	Effective Area	1704	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	132.51	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	Building RCN	273,392	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,704	2,274	1,704	Building RCNLD	265,190				

Alternate Key 3783439
 Parcel ID 17-22-26-0300-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0705 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-15-2020		1 0099	CHECK VALUE	05-15-2020		
2001	9980084	01-01-2000	08-16-2000		1 0000	SFR/335 PEBBLE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023092886	6186 1355	07-14-2023	WD	Q	01	I	399,000					
2019024451	5244 1028	02-22-2019	WD	Q	Q	I	236,000					
	1807 1948	03-23-2000	WD	Q	Q	I	100,200					
	1730 1465	06-18-1999	WD	U	M	V	134,000					
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	265,190	0	353,190	0	353190	0.00	353190	353190	326,763	

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