



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3775016

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 # 2024-0706	Alternate Key: 3775016	Parcel ID: 17-22-26-2005-000-08000	
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 800 ARBOR HILL CIR MINNEOLA		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 341,448	\$ 341,448	
2. Assessed or classified use value, *if applicable	\$ 268,550	\$ 268,550	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 268,550	\$ 268,550	

*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#	3775016	3774779	3774788	3774991
Address	800 ARBOR HILL CIR MINNEOLA	1010 ARBOR HILL CIR MINNEOLA	1040 ARBOR HILL CIR MINNEOLA	943 ARBOR HILL CIR MINNEOLA
Proximity		0.07 Miles	0.18 Miles	0.07 Miles
Sales Price		\$365,000	\$370,000	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.20%	1.20%
Adjusted Sale		\$321,930	\$326,340	\$327,560
\$/SF FLA	\$220.01 per SF	\$210.00 per SF	\$208.39 per SF	\$217.21 per SF
Sale Date		4/24/2023	4/11/2023	9/28/2023
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	1,552	1,533	950	1,566	-700	1,508	2200
Year Built	1998	1997		1998		1998	
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	Y	N	20000	N	20000	Y	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. 6.5%	20950	Net Adj. 5.9%	19300	Net Adj. 0.7%	2200
		Gross Adj. 6.5%	20950	Gross Adj. 6.3%	20700	Gross Adj. 0.7%	2200
Adj. Sales Price	Market Value \$341,448	Adj Market Value	\$342,880	Adj Market Value	\$345,640	Adj Market Value	\$329,760
	Value per SF 220.01						

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.

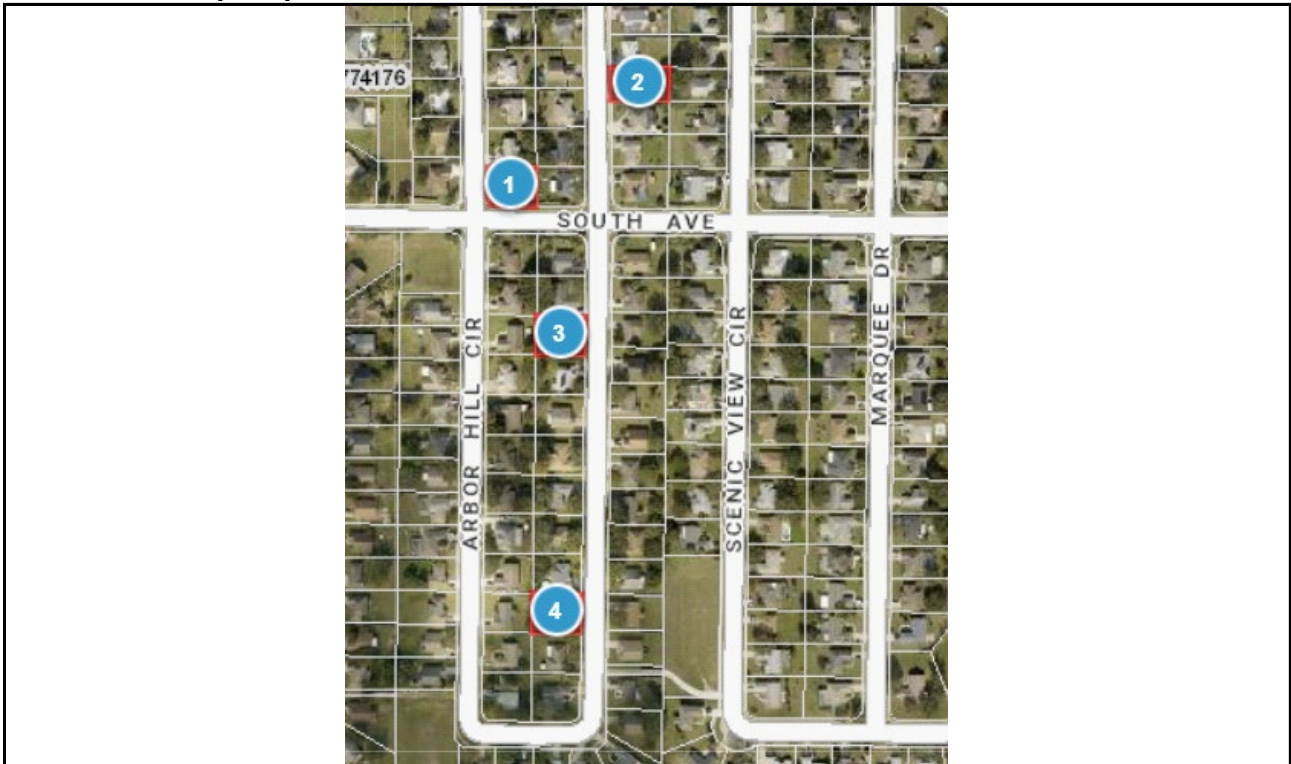
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-070€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3775016	800 ARBOR HILL CIR MINNEOLA	-
2	Comp 3	3774991	943 ARBOR HILL CIR MINNEOLA	0.07
3	Comp 1	3774779	1010 ARBOR HILL CIR MINNEOLA	0.07
4	Comp 2	3774788	1040 ARBOR HILL CIR MINNEOLA	0.18
5				
6				
7				
8				

Alternate Key 3775016
 Parcel ID 17-22-26-2005-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0706 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

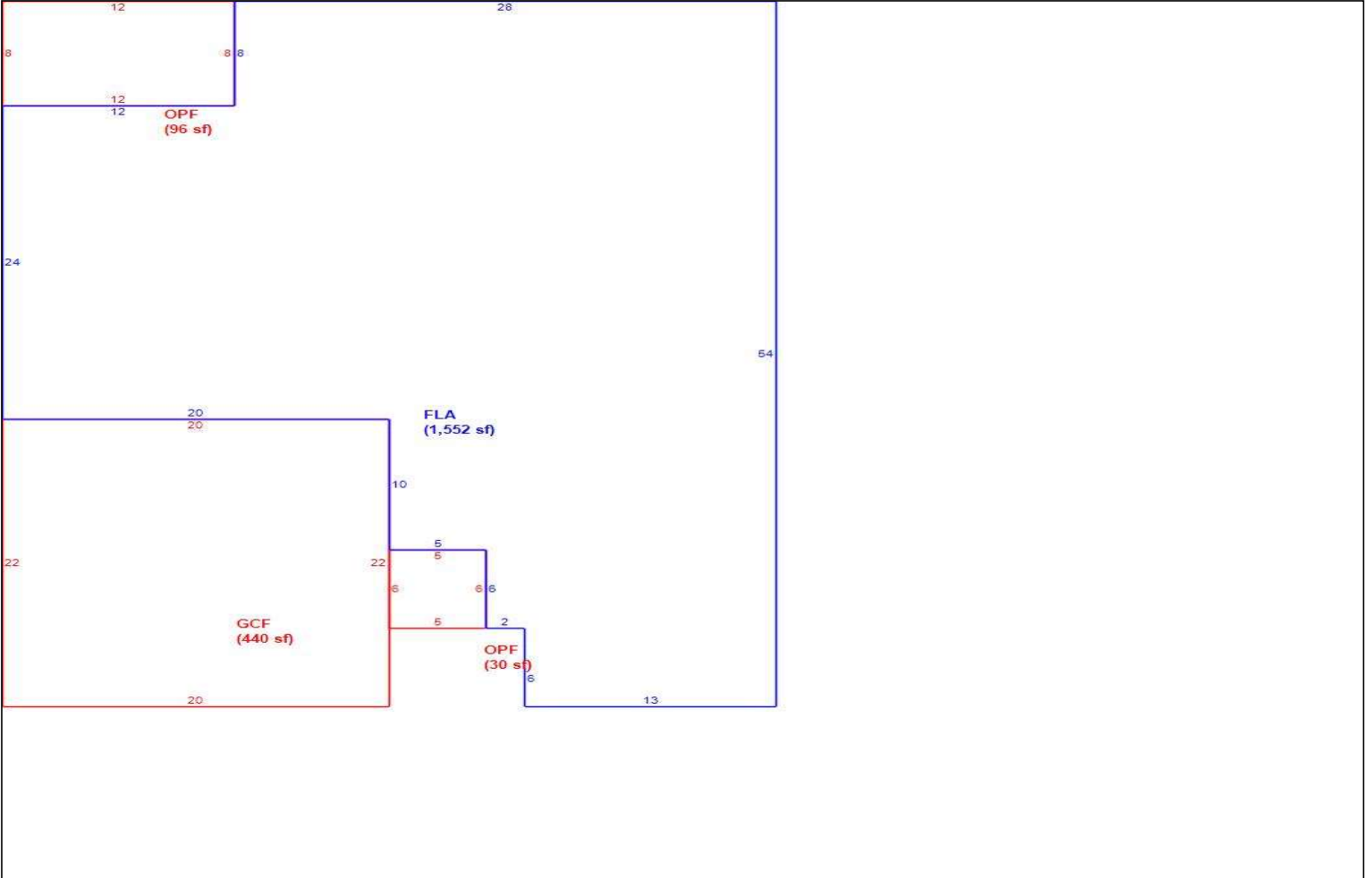
Current Owner		
2017-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 800 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 80 PB 39 PG 47 ORB 4999 PG 2468

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 256,346 Deprec Bldg Value 233,275 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,552	1,552	1552	1998	Effective Area	1552	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		Base Rate	133.80	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0		Building RCN	256,346	Condition	G	Wall Type	03
						% Good	91.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,552	2,118	1,552		Building RCNLD	233,275				

Alternate Key 3775016
 Parcel ID 17-22-26-2005-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0706 Subject
 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	336.00	SF	35.00	2001	2001	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	384.00	SF	5.38	2001	2001	2066.00	70.00	1,446
SEN2	SCREEN ENCLOSED STRUCTURE	1480.00	SF	3.50	2001	2001	5180.00	45.00	2,331
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2001	2001	6000.00	50.00	3,000
PUG2	POOL UPGRADE	1.00	UT	4000.00	2001	2001	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	738-01-09-B	09-11-2001	02-19-2002	3,300	0000	SEN			
2002	582-01-07-P	07-24-2001	02-19-2002	2,200	0000	SOLAR PANELS			
2002	542-01-07-B	07-05-2001	02-19-2002	21,390	0000	POOL			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999	2468	09-06-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4234	1533	10-31-2012	WD	Q	Q	I	123,000			
	3713	1971	12-22-2008	QC	U	U	I	100			
	3684	1102	09-25-2008	WD	U	U	I	135,000			
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	233,275	20,173	341,448	72898	268550	0.00	268550	341448	316,307	

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 3774779
Parcel ID 17-22-26-2000-000-02700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0706 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

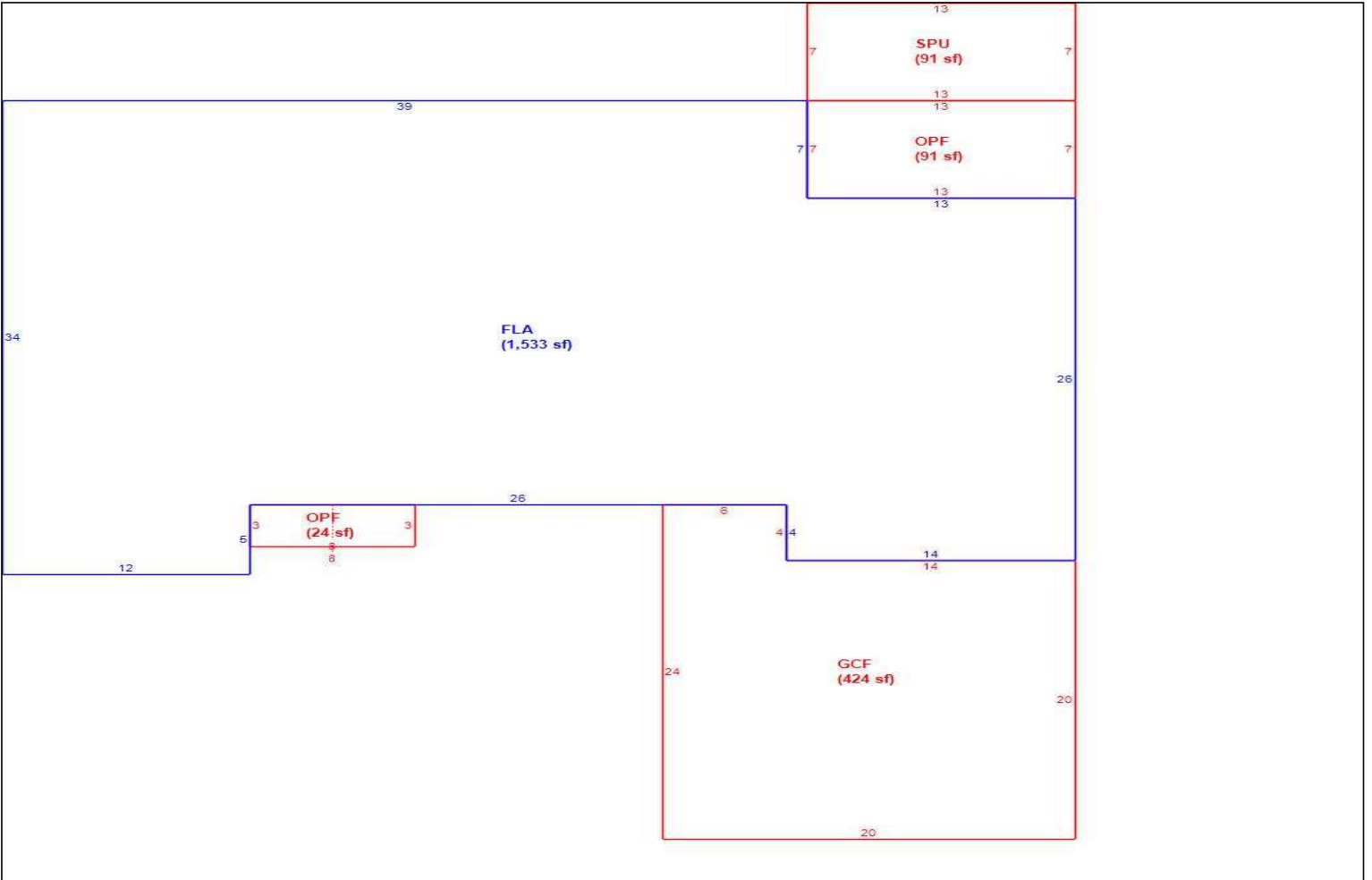
Current Owner		
HERNANDEZ CARLOS J & DIAMOND E		
1010 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 1010 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 27 PB 38 PG 63 ORB 6132 PG 2326

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 254,723
Deprec Bldg Value 247,081		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	1,533	1,533	1533	1997	1533	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	424	0	134.16		Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	115	0	254,723		Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	91	0	EX		Foundation	3	Fireplaces	0
TOTALS		1,533	2,163	1,533	97.00		Functional Obsol	0		
					247,081		Roof Cover	3	Type AC	03

Alternate Key 3774779
 Parcel ID 17-22-26-2000-000-02700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0706 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

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		
2014	SALE	01-01-2013	05-14-2014	1	0099	CHECK VALUE	04-01-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023049483	6132	2326	04-24-2023	WD	Q	01	I	365,000				
2023027724	6105	2153	03-09-2023	WD	Q	01	I	325,000				
2019026370	5246	1494	03-01-2019	WD	Q	Q	I	230,000				
2019005080	5223	0598	01-08-2019	PO	U	U	I	0				
	4348	0752	06-28-2013	WD	Q	Q	I	139,000				
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	247,081	0	335,081	0	335081	0.00	335081	335081	309,426	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0706 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

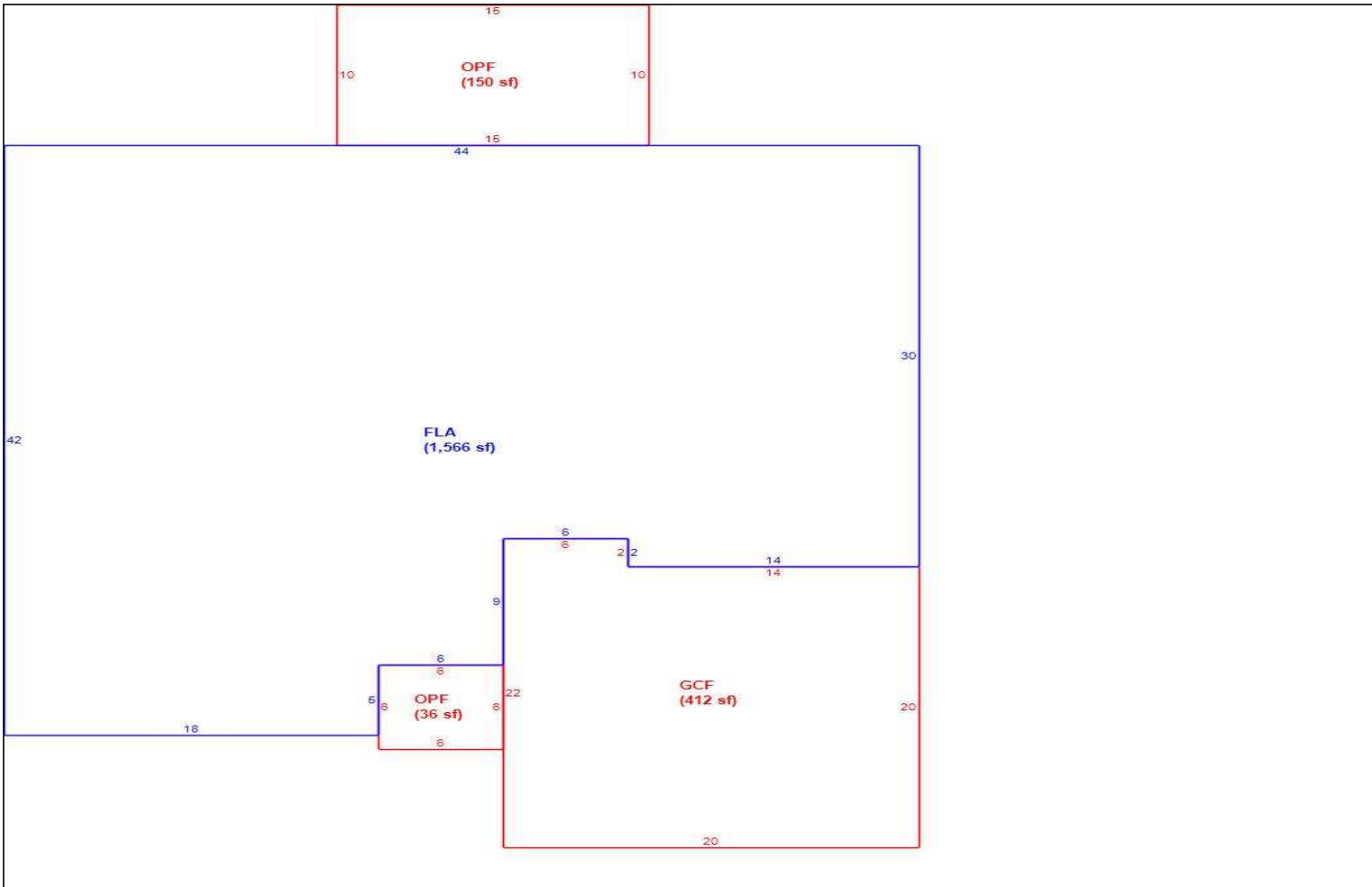
Current Owner			
LI JINHUANG			
1040 ARBOR HILL CIR			
MINNEOLA	FL	34715	

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	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,566	1,566	1566	1998	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	Wall Type	03	Fireplaces	0
					Functional Obsol	0	Foundation	3	Type AC	03
TOTALS		1,566	2,164	1,566	Building RCNLD	250,082	Roof Cover	3		

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0706 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	

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 3774991
Parcel ID 17-22-26-2005-000-05900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0706 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

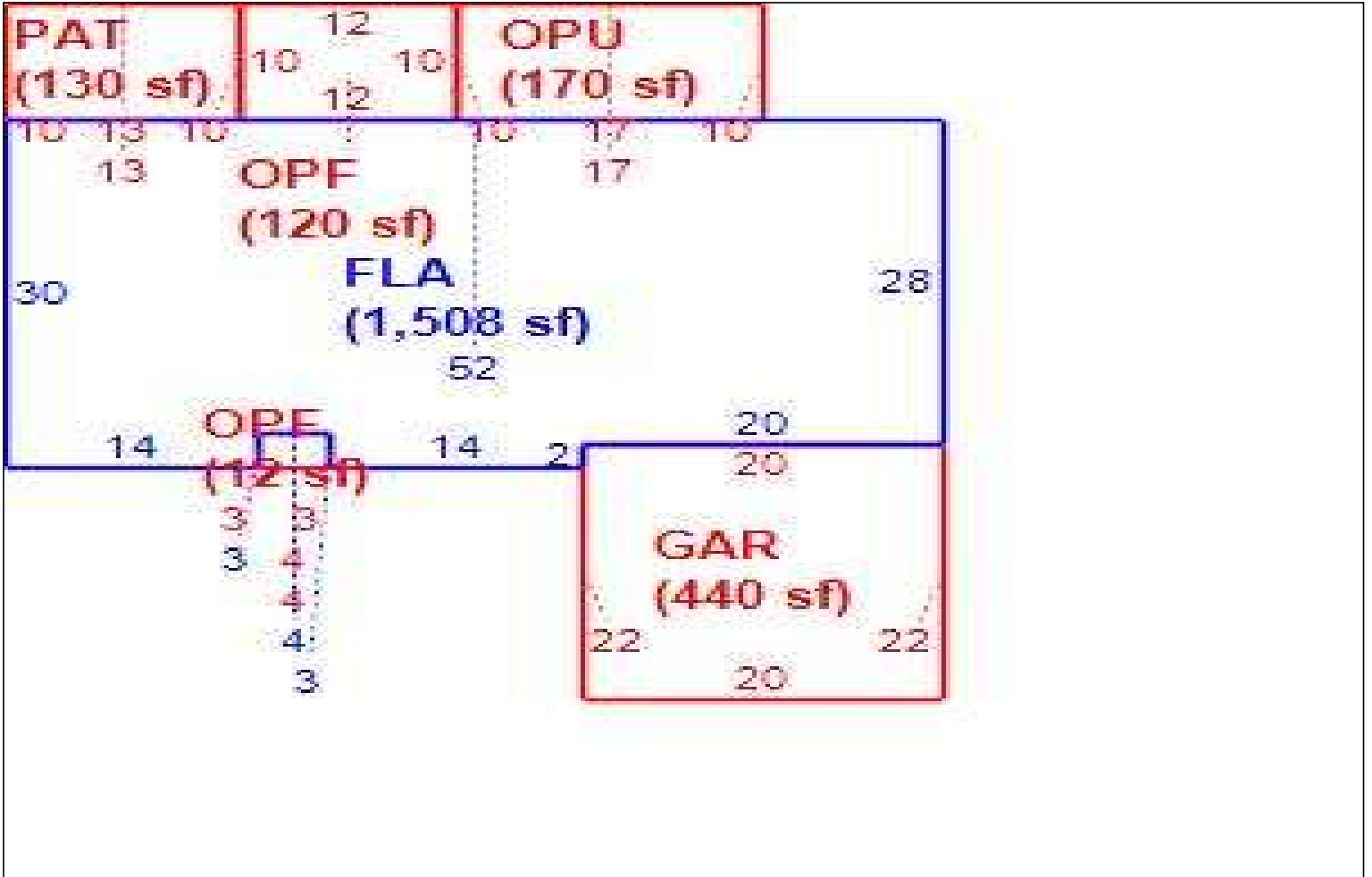
Current Owner		
AKINS PETER & RITA C		
943 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 943 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 59 PB 39 PG 47 ORB 6217 PG 1872

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 253,564 Deprec Bldg Value 230,743 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	1,508	1,508	1508	1998	1508	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		134.66	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0		253,564	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	170	0		G	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	130	0		91.00	Roof Cover	3	Type AC	03
TOTALS		1,508	2,380	1,508		0				
					Building RCNLD	230,743				

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	384.00	SF	35.00	2003	2003	13440.00	85.00	11,424
PLD2	POOL/COOL DECK	312.00	SF	5.38	2003	2003	1679.00	70.00	1,175
SEN2	SCREEN ENCLOSED STRUCTURE	1569.00	SF	3.50	2003	2003	5492.00	50.00	2,746
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700
UBF3	UTILITY BLDG FINISHED	96.00	SF	10.50	2003	2003	1008.00	60.00	605

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1611-23-12	12-01-2023	04-23-2024	11,827	0002	REPL WINDOW	04-23-2024		
2014	SALECVD	01-01-2013	05-14-2014	1	0098	AVG N FORECLOSURE/BANK	04-01-2014		
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE			
2004	357-03-06B	05-27-2003	04-23-2004	4,000	0000	POOL SEN			
2004	27-03-01B	01-16-2003	04-23-2004	13,500	0000	POOL			
1999	8040903	04-01-1998	12-01-1998	81,900	0000	SFR/943 ARBOR HILL CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023118912	6217	1872	09-28-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
2016089261	4826	1261	08-12-2016	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4394	2467	10-07-2013	WD	U	U	I	150,000				
	4394	2466	07-11-2013	QC	U	U	I	100				
	4333	0514	05-23-2013	CT	U	U	I	100				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	230,743	17,650	336,393	0	336393	50,000.00	286393	311393	311,420	

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.