



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *582823*

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 #	<i>2024-0850</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA II BORROWER 2020-1 LLC</i>			
Taxpayer name: <i>Joint Venture - HPA JV 2019 Property Holdco LLC; HPA</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>01-22-25- 0801-000- 09600 1751 Southern Oak Loop</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> <i>5</i> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 - I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0850	Alternate Key: 3829823	Parcel ID: 01-22-25-0801-000-09600
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1751 SOUTHERN OAK LOOP MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II BORROWER 2020-1 GA LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 363,211	\$ 363,211
2. Assessed or classified use value, *if applicable	\$ 304,880	\$ 304,880
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 304,880	\$ 304,880

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 12/18/2019 **Price:** \$100 Arm's Length Distressed **Book** 5404 **Page** 2442

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3829823	3835780	3798063	3814554
Address	1751 SOUTHERN OAK LOOP	930 WILLOW OAK LOOP MINNEOLA	1316 RAIN FOREST LN MINNEOLA	1209 OAK LEAF CT MINNEOLA
Proximity		.18 MILE	.28 MILE	.38 MILE
Sales Price		\$390,000	\$380,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	2.00%	2.00%
Adjusted Sale		\$348,660	\$330,600	\$339,300
\$/SF FLA	\$162.73 per SF	\$166.98 per SF	\$186.99 per SF	\$185.92 per SF
Sale Date		1/31/2023	7/19/2023	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	2,232	2,088	7200	1,768	23200	1,825	20350
Year Built	2006	2006		2002		2003	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.1	2.1	-5000	2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/SPF	-2000	OPF/SPU	2000	OPF/SPU	2000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		DECK	-732
Site Size	.20 AC	.18 AC		.25 AC		.36 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 0.1%	200	Net Adj. 7.6%	25200	Net Adj. 6.4%	21618
		Gross Adj. 4.1%	14200	Gross Adj. 7.6%	25200	Gross Adj. 6.8%	23082
Adj. Sales Price	Market Value \$363,211 Value per SF 162.73	Adj Market Value \$348,860		Adj Market Value \$355,800		Adj Market Value \$360,918	

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.

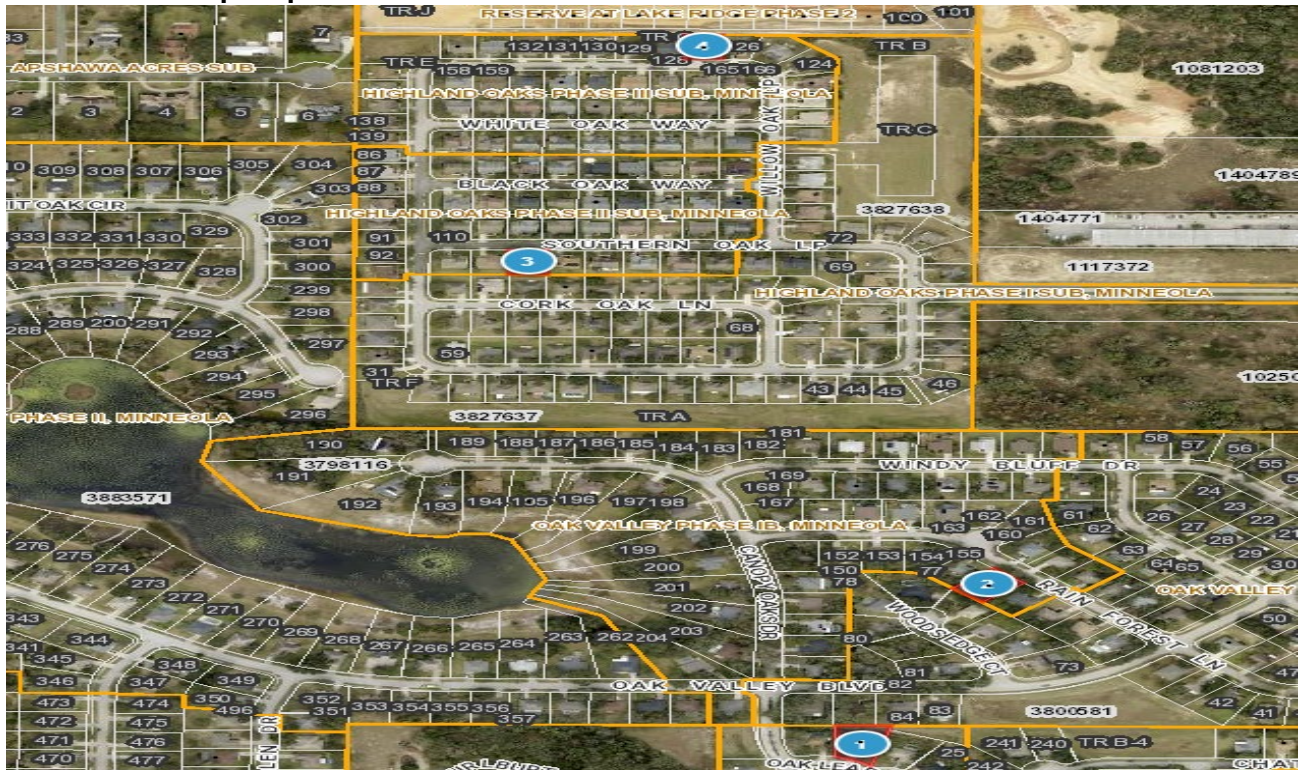
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: R. Bryan Boone

DATE 12/9/2024

2024-0850 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3814554	1209 OAK LEAF CT MINNEOLA	.38 MILE
2	2	3798063	1316 RAIN FOREST LN MINNEOLA	.28 MILE
3	SUBJECT	3829823	1751 SOUTHERN OAK LOOP MINNEOLA	-
4	1	3835780	930 WILLOW OAK LP MINNELOA	.18 MILE
5				
6				
7				
8				

Alternate Key 3829823
 Parcel ID 01-22-25-0801-000-09600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 Subject By bboone
 PRC Run: 12/9/2024
 Card # 1 of 1

Current Owner		
HPA II BORROWER 2020-1 GA LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

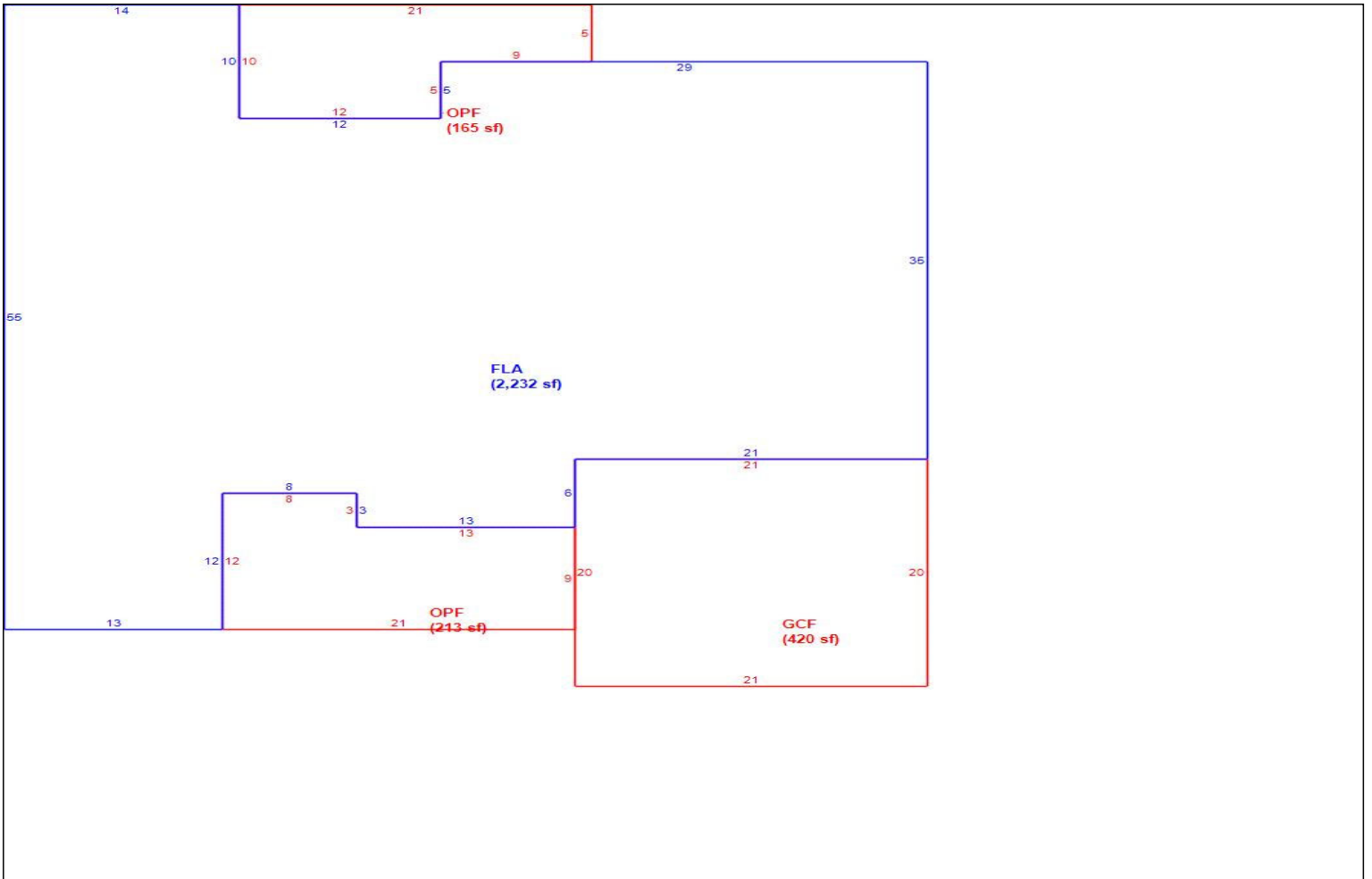
subject

Property Location			
Site Address	1751 SOUTHERN OAK LOOP		
	MINNEOLA	FL	34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	SPJ	11-22-201

Legal Description
HIGHLAND OAKS PHASE II PB 53 PG 13-14 LOT 96 ORB 5404 PG 2442

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,063
		Deprec Bldg Value	283,301
		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	2,232	2,232	2232	2006	2232	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	420	0		105.90	Quality Grade	670	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	378	0		292,063	Wall Type	03	Heat Type	6	
						EX	Foundation	3	Fireplaces	0	
						97.00	Roof Cover	3	Type AC	03	
						0					
						Functional Obsol					
						0					
						Building RCNLD					
						283,301					
TOTALS		2,232	3,030	2,232							

Alternate Key 3829823
 Parcel ID 01-22-25-0801-000-09600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 Subject By bboone
 PRC Run: 12/9/2024
 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	
2009	VALU	09-12-2008	11-26-2008	1	0000	CK ALL VALS IN SUB DN	11-25-2008		
2007	521-05-08	02-08-2006	07-13-2006	199,218	0000	SFR FOR 07	07-13-2006		
2006	521-05-08	08-17-2005	02-08-2006	199,218	0000	SFR 1751 SOUTHERN OAK LP			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020004797	5404	2442	12-18-2019	WD	U	11	I	100			
2019080934	5312	1637	07-18-2019	WD	Q	Q	I	242,000			
	3770	0312	04-27-2009	WD	U	U	I	0			
	3765	1529	04-27-2009	WD	U	U	I	100			
	3666	2429	07-08-2008	WD	U	U	I	185,000			
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	
79,910	283,301	0	363,211	58331	304880	0.00	304880	363211	334,378	

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 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Current Owner		
METZGER JOHN G & MARIA DEL PILAR ME		
930 WILLOW OAK LOOP		
MINNEOLA	FL	34715

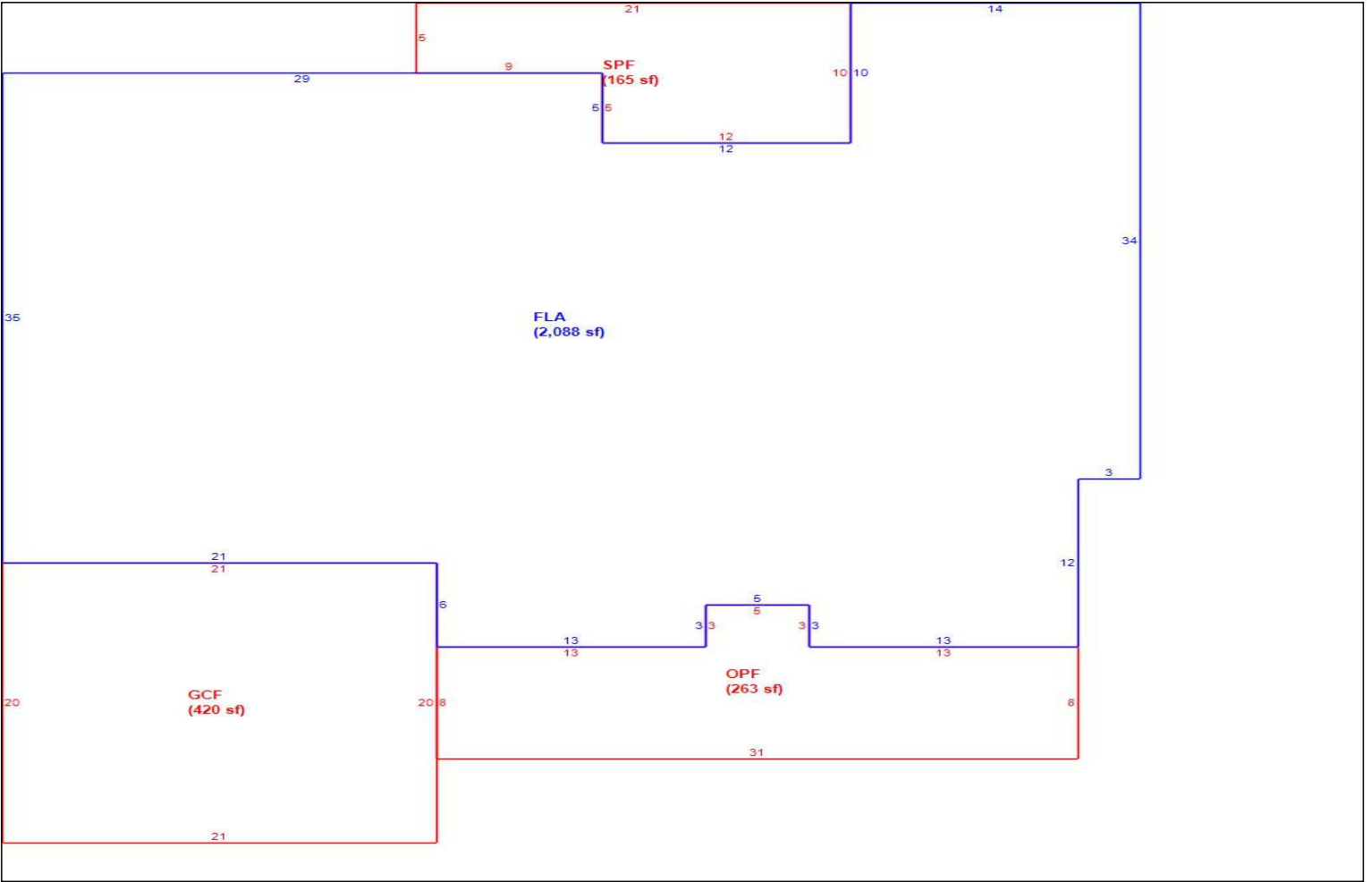
comp 1

Property Location	
Site Address	930 WILLOW OAK LOOP
	MINNEOLA FL 34715
Mill Group	00MI NBHD 0513
Property Use	
00100	SINGLE FAMILY
Last Inspection	
DN	01-20-201

Legal Description
HIGHLAND OAKS PHASE III PB 53 PG 75-76 LOT 127 ORB 6087 PG 2069

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 276,272 Deprec Bldg Value 267,984 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,088	2,088	2088	Effective Area	2088	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	107.45	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	263	0	Building RCN	276,272	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	165	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,088	2,936	2,088	Building RCNLD	267,984				

Alternate Key 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 Comp 1
 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	
2024	1634-23-12	12-13-2023	04-23-2024	18,519	0002	REPL WINDOWS 11	04-23-2024		
2017	SALE	01-01-2016	01-20-2017	1	0099	CHECK VALUE	01-24-2017		
2017	IMPS	01-01-2016	01-20-2017	1	0008	CK OPF 4	01-24-2017		
2009	SALE	01-01-2008	01-09-2009	1	0000	CHECK VALUE	01-12-2009		
2007	0083-06-03	02-04-2006	10-12-2006	236,751	0000	SFR 930 WILLOW OAK LOOP	10-12-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012542	6087	2069	01-31-2023	WD	Q	01	I	390,000	003	DISABILITY VETERAN	2024	5000
2016056271	4787	0117	05-24-2016	WD	Q	Q	I	213,500	039	HOMESTEAD	2024	25000
	4184	0271	06-20-2012	WD	U	U	I	108,400	059	ADDITIONAL HOMESTEAD	2024	25000
	3700	1252	11-30-2007	WD	Q	Q	I	330,000				
	2782	0954	03-02-2005	WD	U	M	V	1				
Total											55,000.00	

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	
79,910	267,984	0	347,894	0	204464	55,000.00	149464	174464	339,548	

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Alternate Key 3798063
 Parcel ID 01-22-25-1505-000-15600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

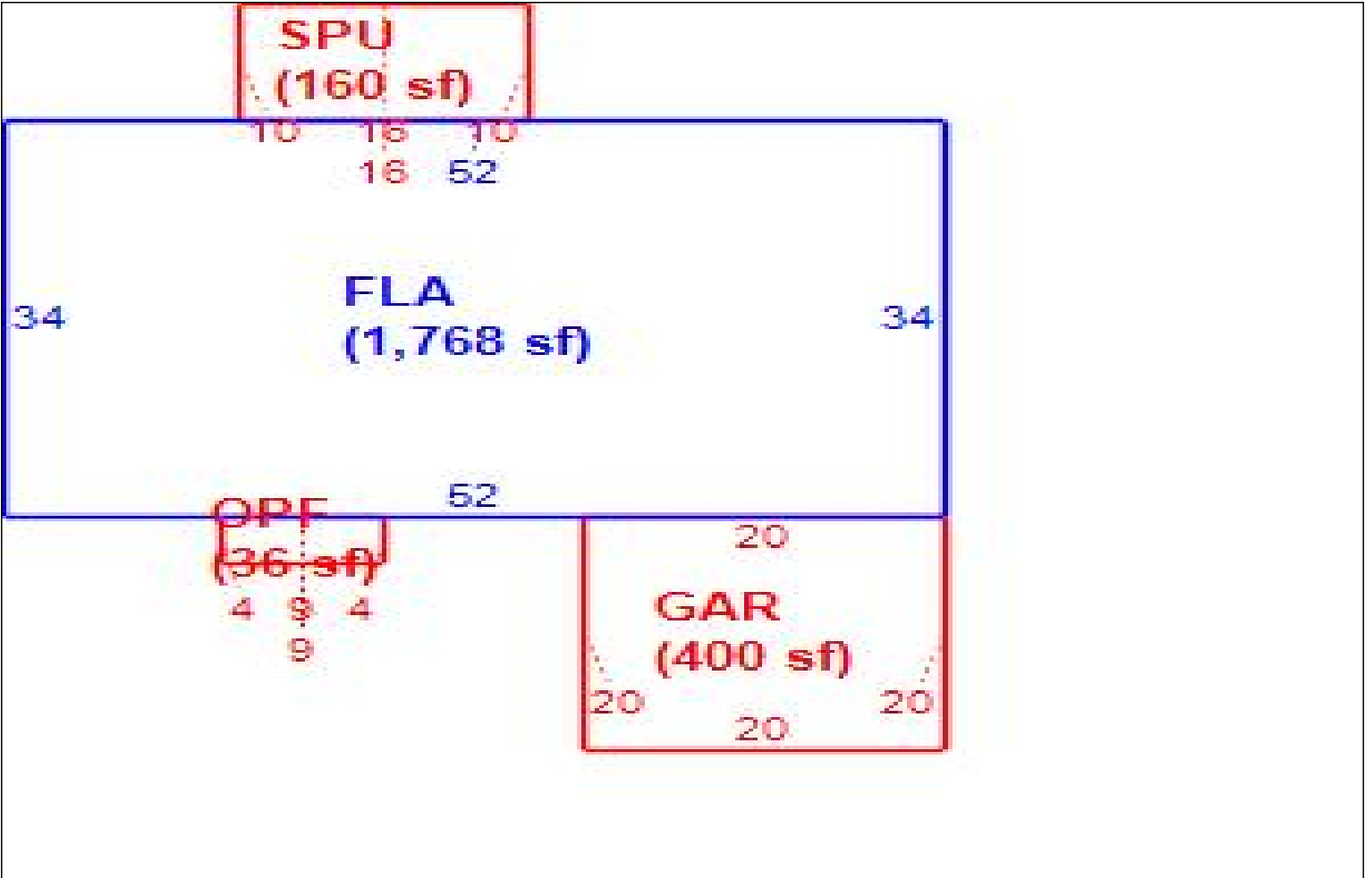
comp 2

Property Location		
Site Address 1316 RAIN FOREST LN		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE IB SUB LOT 156 PB 43 PGS 76-77 ORB 6182 PG 759

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		79,910				
Classified Acres		0		Classified JV/Mkt 79,910		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 232,800 Deprec Bldg Value 225,816 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,768	1,768	1768	2002					
GAR	GARAGE FINISH	0	400	0	Effective Area	1768	No Stories	1.00	Full Baths 2	
OPF	OPEN PORCH FINISHE	0	36	0	Base Rate	109.04	Quality Grade	670	Half Baths 0	
SPU	SCREEN PORCH UNFIN	0	160	0	Building RCN	232,800	Wall Type	03	Heat Type 6	
						Condition	EX	Foundation	3	Fireplaces 0
						% Good	97.00	Roof Cover	3	Type AC 03
						Functional Obsol	0			
TOTALS		1,768	2,364	1,768	Building RCNLD	225,816				

Alternate Key 3798063
 Parcel ID 01-22-25-1505-000-15600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 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	
2012	11-00043	03-10-2011	12-02-2011	4,535	0002	WINDOW REPL (7) & EXT DOOR	12-02-2011		
2007	0007-06-01	01-01-2006	01-26-2007	5,403	0000	SCREEN ROOM 10X18	01-26-2007		
2003	0078-02-03B	02-20-2002	02-10-2003	102,900	0000	SFR/1316 RAIN FOREST LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023089686	6182	0759	07-19-2023	WD	Q	01	I	380,000	002	WIDOW	2024	5000
2022141021	6044	0432	10-21-2022	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2022032823	5912	0600	02-15-2022	WD	U	37	I	345,300	059	ADDITIONAL HOMESTEAD	2024	25000
	2297	0541	11-20-2002	WD	Q	Q	I	141,300				
	2058	1955	01-17-2002	WD	U	M	V	67,500				
Total											55,000.00	

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
79,910	225,816	0	305,726	0	305726	55,000.00	250726	275726	298,519

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Alternate Key 3814554
 Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0850 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Current Owner		
BOURNS KENESHA R & CHELSEA N HARG		
1209 OAK LEAF CT		
MINNEOLA	FL	34715

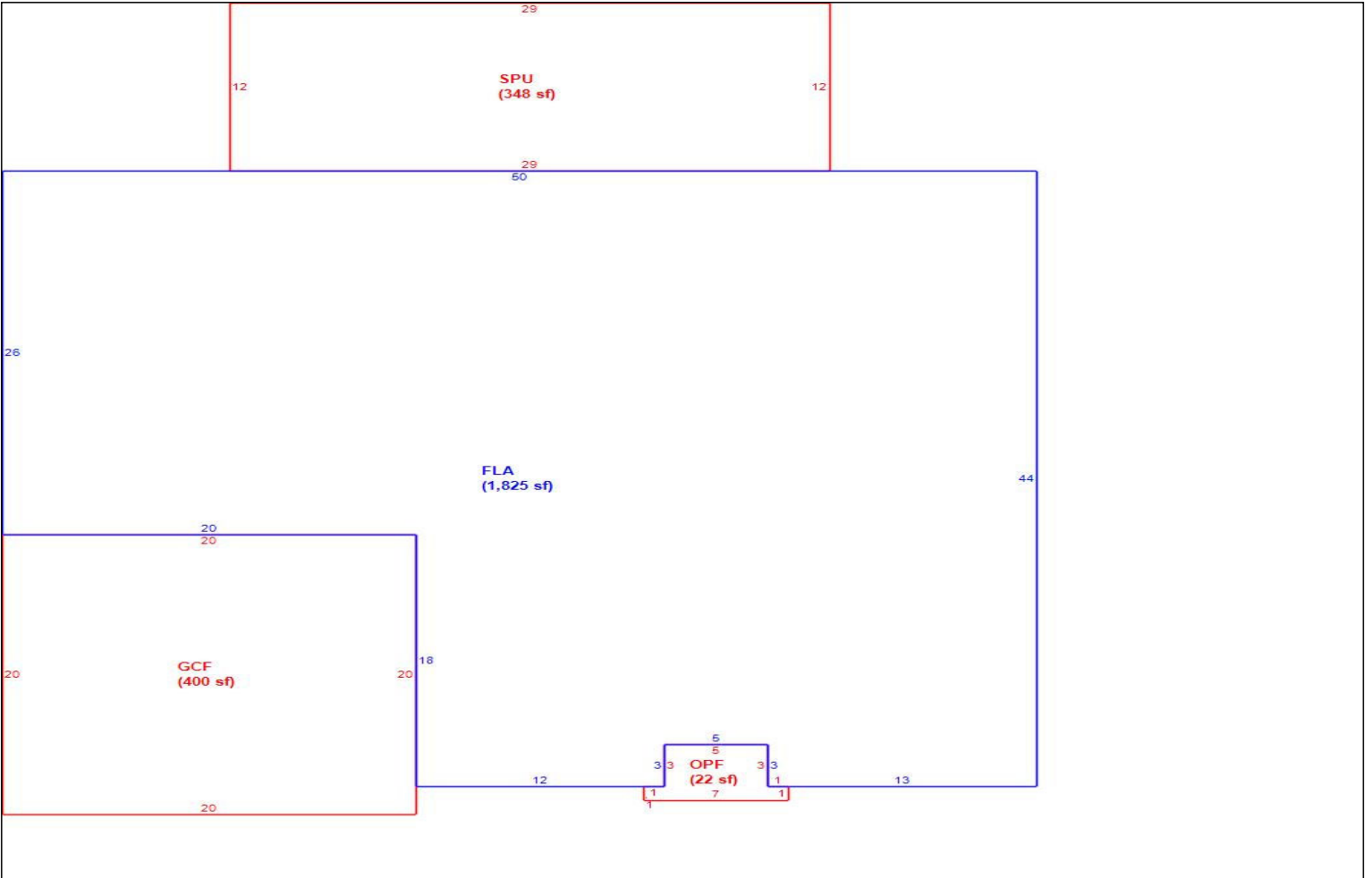
comp 3

Property Location			
Site Address	1209 OAK LEAF CT		
	MINNEOLA	FL	34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-05-201

Legal Description
RESERVE AT OAK VALLEY PB 48 PG 30-31 LOT 27 ORB 6184 PG 1259

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 240,534	Deprec Bldg Value 233,318	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	1,825	1,825	1825	2003	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	22	0		240,534	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	348	0		EX	Foundation	3	Fireplaces	0
						97.00	Functional Obsol	0		
TOTALS		1,825	2,595	1,825		0	Building RCNLD	233,318	Roof Cover	3
									Type AC	03

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Miscellaneous Features *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC2	DECK - WOOD	208.00	SF	4.63	2018	2018	963.00	80.00	770

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-05-2019	1	0099	CHECK VALUE	02-05-2019		
2018	683-17-08	08-03-2017	02-23-2018	3,000	0002	SCRN ENCL 29X12	02-23-2018		
2018	559-17-06	06-27-2017	02-23-2018	14,167	0002	EXT PATIO	02-23-2018		
2018	SALE	01-01-2017	02-23-2018	1	0099	CHECK VALUE	02-23-2018		
2017	SALE	01-01-2016	03-28-2017	1	0099	CHECK VALUE	03-28-2017		
2004	285-03-05B	04-30-2003	03-25-2004	117,544	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091398	6184	1259	07-14-2023	WD	Q	01	I	390,000				
2018057864	5111	1628	05-16-2018	WD	U	U	I	230,000				
2017040787	4930	0706	03-31-2017	WD	Q	Q	I	216,000				
2016130847	4878	1107	12-06-2016	CT	U	U	I	166,000				
	2383	0138	07-31-2003	WD	Q	Q	I	159,000				
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	
79,910	233,318	770	313,998	0	313998	0.00	313998	313998	306,622	

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