



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3807664

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), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information (Tricon Residential; SFR JV-1 PROPERTY LLC), PART 2. Reason for Petition (Real property value decrease), and various checkboxes for filing preferences and evidence exchange.

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 # 2024-0897	Alternate Key: 3807666	Parcel ID: 07-22-26-0805-000-07100
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 613 WESTVIEW DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-1 2021-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 316,266	\$ 316,266
2. Assessed or classified use value, *if applicable	\$ 316,266	\$ 316,266
3. Exempt value, *enter "0" if none		
4. Taxable Value, *required	\$ 316,266	\$ 316,266

*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#	3807666	3797421	3821465	3827330
Address	613 WESTVIEW DR MINNEOLA	216 VALLEY EDGE DR MINNEOLA	1144 LAKEVIEW OAK DR MINNEOLA	128 MAGELLAN CIR MINNEOLA
Proximity		0.65 Miles	1.09 Miles	0.59 Miles
Sales Price		\$381,500	\$415,000	\$405,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	0.80%
Adjusted Sale		\$331,905	\$357,730	\$347,490
\$/SF FLA	\$188.59 per SF	\$194.55 per SF	\$200.41 per SF	\$213.45 per SF
Sale Date		7/5/2023	9/29/2023	10/23/2023
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	1,677	1,706	-1450	1,785	-5400	1,628	2450
Year Built	2003	2001		2004		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	3.1	-7500	2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	Y	-20000
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		Commercial	-50000
		-Net Adj. 2.7%	-8950	-Net Adj. 7.1%	-25400	-Net Adj. 19.4%	-67550
		Gross Adj. 2.7%	8950	Gross Adj. 7.1%	25400	Gross Adj. 20.8%	72450
Adj. Sales Price	Market Value \$316,266	Adj Market Value	\$322,955	Adj Market Value	\$332,330	Adj Market Value	\$279,940
	Value per SF 188.59						

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.

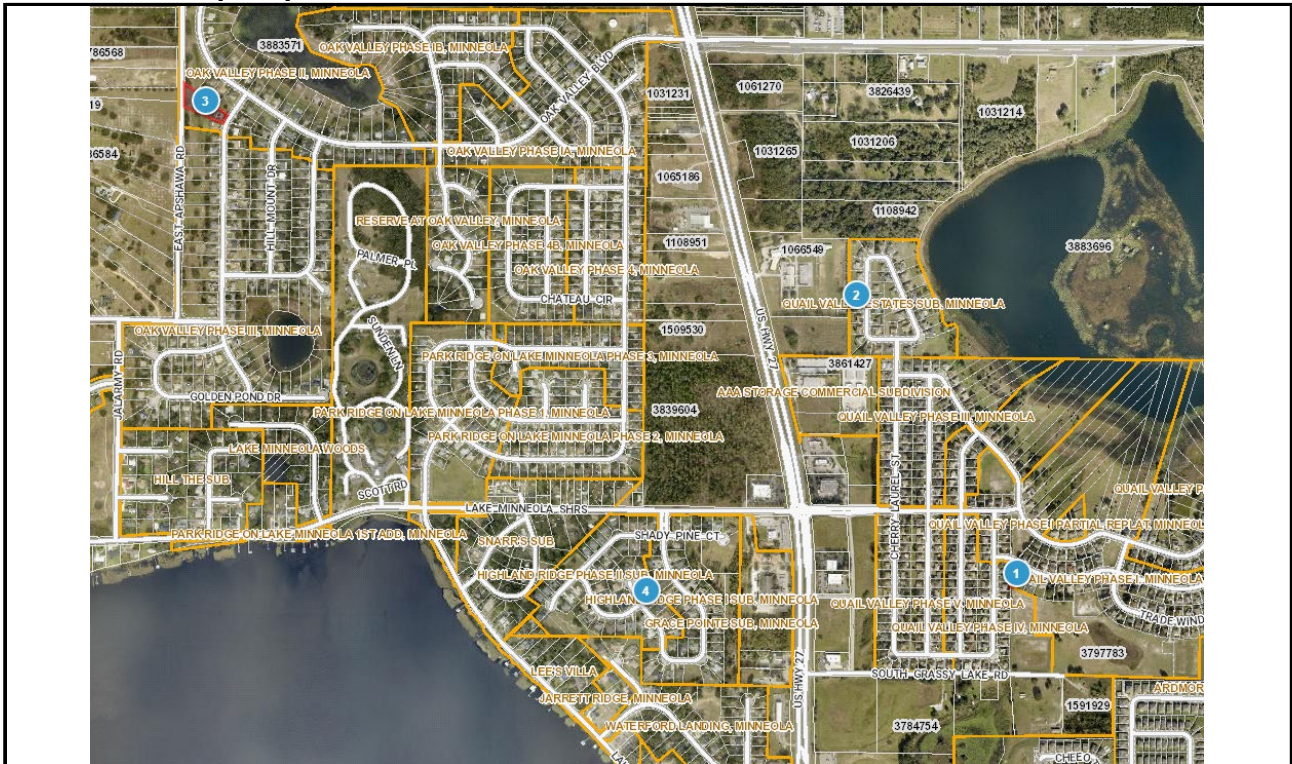
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0897 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3797421	216 VALLEY EDGE DR MINNEOLA	0.65
2	comp 3	3827330	128 MAGELLAN CIR MINNEOLA	0.59
3	comp 2	3821465	1144 LAKEVIEW OAK DR MINNEOLA	1.09
4	subject	3807666	613 WESTVIEW DR MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3807666
Parcel ID 07-22-26-0805-000-07100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0897 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

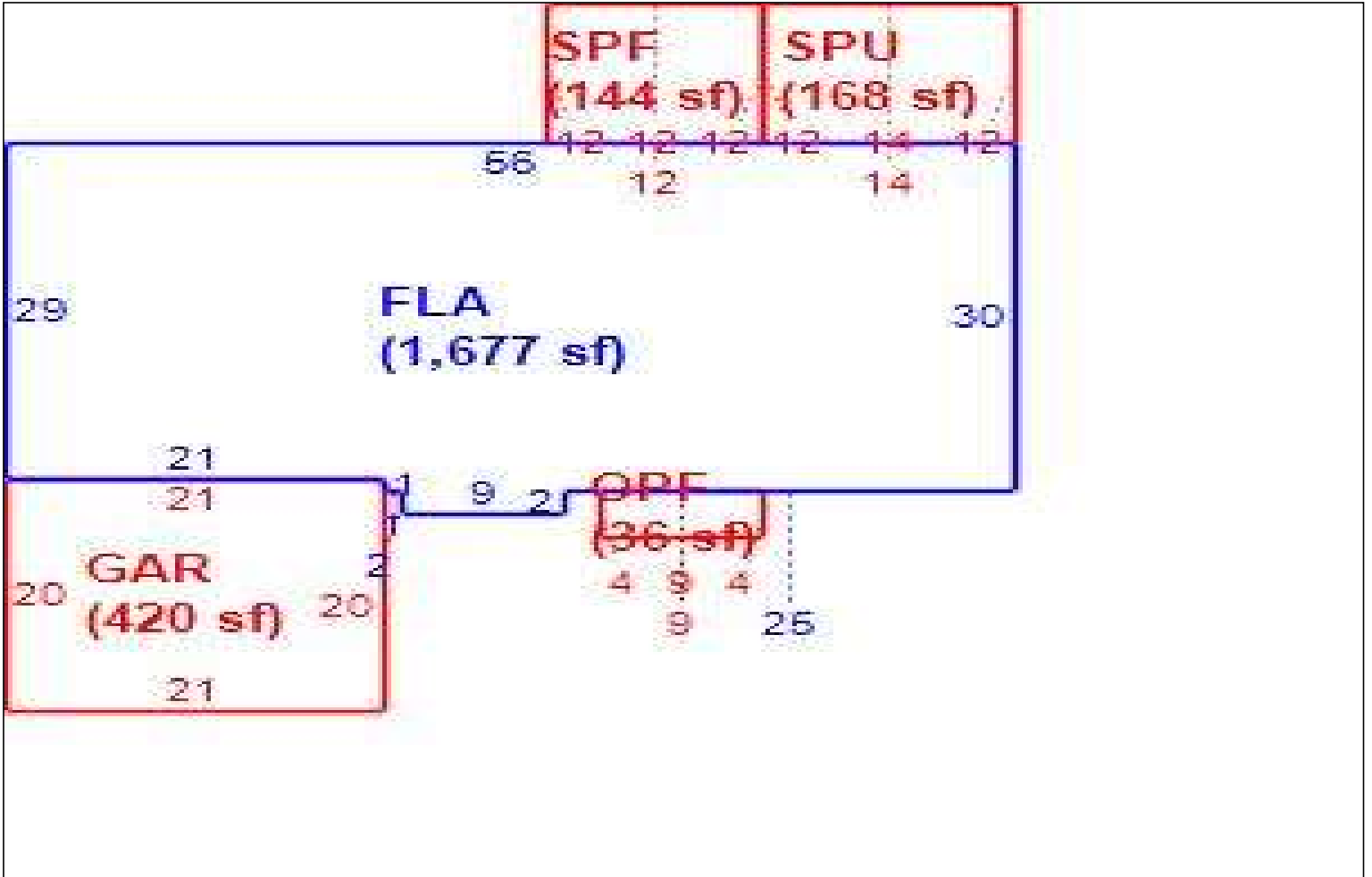
Current Owner		
SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR		
SANTA ANA	CA	92705

Property Location		
Site Address 613 WESTVIEW DR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 1655	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, HIGHLAND RIDGE PHASE II SUB LOT 71 PB 46 PGS 51-52 ORB 5836 PG 2259

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	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,000		
Classified Acres		0		Classified JV/Mkt		97,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 226,047
Deprec Bldg Value 219,266		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	1,677	1,677	1677	2003		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		109.29	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0		226,047	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	144	0			% Good	97.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	168	0			Functional Obsol	0	Fireplaces	0
TOTALS		1,677	2,445	1,677		219,266	Building RCNLD	219,266	Roof Cover	3
									Type AC	03

Alternate Key 3807666
 Parcel ID 07-22-26-0805-000-07100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0897 Subject By
 PRC Run: 12/10/2024
 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	
2005	269-04-03B	03-05-2004	03-24-2005	3,219	0000	SCRN RM			
2004	508-02-11B	01-01-2003	01-09-2004	148,000	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021158135	5836	2259	10-26-2021	WD	U	11	I	100				
2021074686	5719	1166	05-27-2021	TR	U	19	I	276,000				
2021064534	5706	0301	02-04-2021	QC	U	11	I	100				
	2272	1380	02-28-2003	WD	Q	Q	I	148,800				
	2272	1377	01-16-2003	WD	U	U	V	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	
97,000	219,266	0	316,266	0	316266	0.00	316266	316266	316,266	

Parcel Notes

2068/2451 DEED LEGAL SAYS PHASE I LOTS 62 AND 71 ARE IN PHASE II
 2175/1119 CORRECTIVE DEED FOR 2068/2451 TO REFLECT CORRECT PHASE
 2272/1377 CORRECTIVE DEED FOR 2068/2451 TO CORRECT PB/PG
 2272/1380 ALFREDO D & CARMINA L DOS SANTOS HW
 04 LOC FROM 130 FER 101603
 05FC OPF4 TO SPF CAN5 TO SPU QG FROM 615 JMK 032405
 05 LOC FROM 145 FER 051305
 11X CARMINA LAURA NUNES DOS SANTOS 80 DECEASED 102211 DC
 5706/301 ALFREDO D DOS SANTOS TTEE OF THE ALFREDO D DOS SANTOS REVC TRS DTD 020419 LE GRANTED BY TRUST
 21 ALFREDO DIAS DOS SANTOS SR 94 DECEASED 011821 STATE DEATH LIST FILE 2021011859 LG 031521
 5719/1166 ALFREDO D DOS SANTOS JR AND JOSEPH MICHAEL DOS SANTOS INDIV AND AS SUCC CO TTEES TO SFR JV-1 PROPERTY LLC
 5836/2259 M SALE INCL 32 PARCELS IN VARIOUS SUBS SFR JV-1 PROPERTY LLC TO SFR JV-1 2021-1 BORROWER LLC
 23TR INSUFFICIENT ADDRESS C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR SANTA ANA CA 92705
 24TR NOT DELIVERABLE AS ADDRESSED C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR SANTA ANA CA 92705 5426

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Alternate Key 3797421
 Parcel ID 07-22-26-1700-000-05800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0897 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

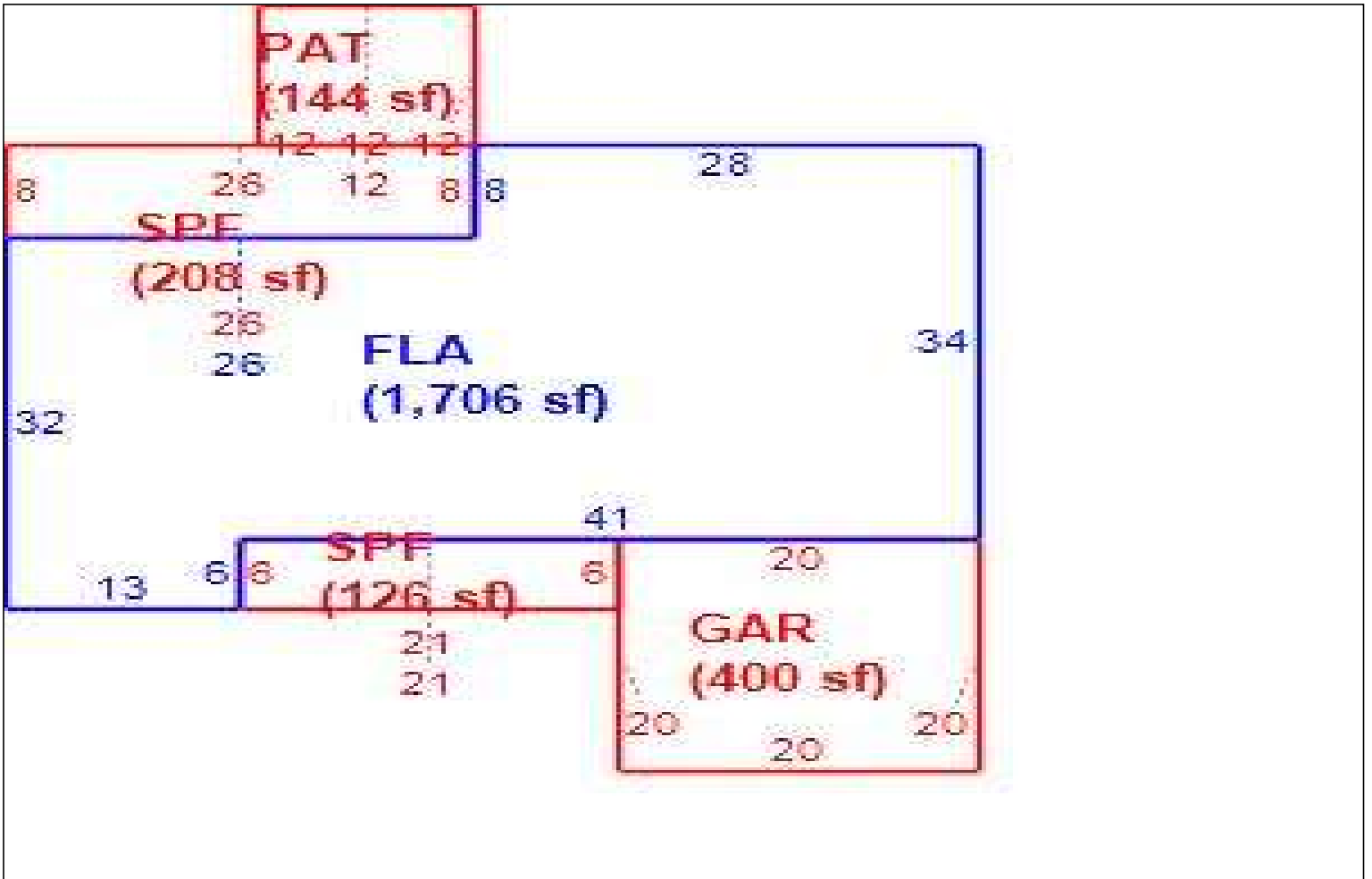
Current Owner		
BABIASZ JAMES & BRITTANY		
216 VALLEY EDGE DR		
MINNEOLA	FL	34715

Property Location		
Site Address 216 VALLEY EDGE DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 MINNEOLA, QUAIL VALLEY PHASE 1 SUB LOT 58 PB 44 PG 36-38 ORB 6172 PG 1154

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 275,315 Deprec Bldg Value 267,056 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	1,706	1,706	1706	2001	1706	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	124.47	124.47	Quality Grade	690	Half Baths	1
PAT	PATIO UNCOVERED	0	144	0	275,315	275,315	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	334	0	EX	97.00	Foundation	3	Fireplaces	0
TOTALS		1,706	2,584	1,706	0	0	Roof Cover	3	Type AC	03
					Building RCNLD	267,056				

Alternate Key 3797421
Parcel ID 07-22-26-1700-000-05800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0897 Comp 1
PRC Run: 12/10/2024 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	
2018	206-17-03	03-08-2017	04-06-2018	958	0002	REPL WINDOW	04-06-2018		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023081597	6172 1154	07-05-2023	WD	Q	01	I	381,500				
2023037004	6117 1317	03-28-2023	WD	U	37	I	323,000				
2022097629	5993 0939	07-13-2022	QC	U	11	I	100				
2016059542	4791 0346	06-03-2016	WD	U	U	I	180,000				
2016016660	4741 1783	01-19-2016	WD	U	U	I	168,000				
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	
77,000	267,056	0	344,056	0	344056	0.00	344056	344056	344,056	

Parcel Notes

1998/1611 TO NETA M WALL SINGLE
 02FC ADD LOC DUE TO SALES RS 011702
 2800/1621 NETA M WALL TO STEVEN A & KIMBERLY R ANDERSON HW
 05TR TRIM RETURNED ATTEMPTED NOT KNOWN 216 VALLEY EDGE DR MINNEOLA FL 34715 5656
 16X ADDRESS CHANGED PER NCOA POSTCARD MAILED QUESTIONNAIRE JMK 012516
 16X ADDRESS CHANGED PER HX RENEWAL POSTCARD RETURNED BY PO MLR 020116
 16CC HX QUESTIONNAIRE RECEIVED DB 020216
 16X WILLIAM AND PATTY MELLO MOVED REQUESTED REMOVAL OF HX 092615 JMK 020516
 16X DENY
 4741/1783 DEED IN LIEU OF FORECLOSURE WILLIAM & PATTY MELLO TO FEDERAL NATL MTG ASSN
 4791/346 FANNIE MAE AKA FEDERAL NATL MTG ASSN TO ANDREANA R BREEDLOVE SINGLE
 16X COURTESY HX CARD SENT 071916
 16BILL CALL ON VAL INCREASE OLD OWNERS HAD SOH AND HX DN 111416
 17IT MLS060316 OPF3 OPF4 TO SPF ADD CAN5 10X12 NPA PER MLS G4825470 CRA 080816
 18FC NEW WINDOWS CAN5 FROM 10X12 CRA 040618
 20X RECD HX APP FOR ANDREANA BREEDLOVE AND TRAVIS JACKSON HAS HX SINCE 2017 APP SCANNED JRF 103019
 5993/939 ANDREANA R JACKSON FKA BREEDLOVE & TRAVIS A JACKSON TO ANDREANA R & TRAVIS A JACKSON HW
 6117/1317 ANDREANA R & TRAVIS A JACKSON TO OPENDOOR PROPERTY TRUST 1
 6172/1154 OPENDOOR PROPERTY TRUST I TO JAMES & BRITTANY BABIASZ HW

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Alternate Key 3821465
Parcel ID 01-22-25-1506-000-33900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0897 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

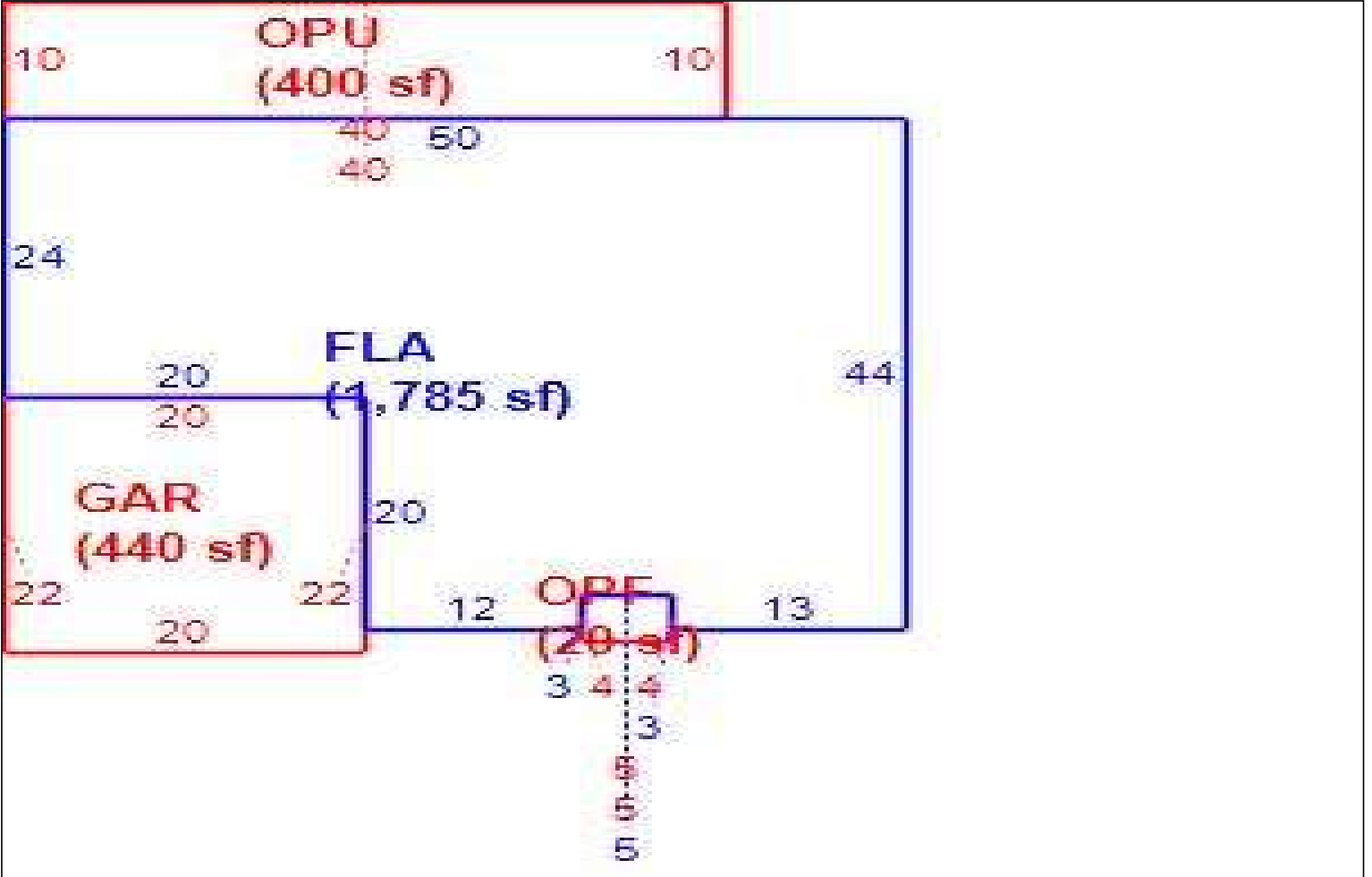
Current Owner	
FOX KELSEY & DANA KRAUSE	
1144 LAKEVIEW OAKS DR	
MINNEOLA	FL 34715-5786

Property Location	
Site Address 1144 LAKEVIEW OAK DR	
MINNEOLA	FL 34715
Mill Group 00MI	NBHD 0513
Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 02-03-202

Legal Description
OAK VALLEY PHASE II PB 50 PG 58-60 LOT 339 ORB 2568 PG 2301 ORB 6222 PG 2399

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	1.200	1.000	0	95,892
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		95,892		
Classified Acres		0		Classified JV/Mkt		95,892		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 236,676 Deprec Bldg Value 229,576 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	1,785	1,785	1785	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	108.99	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	236,676	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	400	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,785	2,645	1,785	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					229,576				

Alternate Key 3821465
Parcel ID 01-22-25-1506-000-33900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0897 Comp 2
PRC Run: 12/10/2024 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	364.00	SF	35.00	2006	2006	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	836.00	SF	5.38	2006	2006	4498.00	70.00	3,149
SEN2	SCREEN ENCLOSED STRUCTURE	2100.00	SF	3.50	2006	2006	7350.00	55.00	4,043
UBF2	UTILITY BLDG FINISHED	120.00	SF	7.50	2019	2019	900.00	87.50	788

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	375-19-05	05-09-2019	02-03-2020	3,438	0003	SHED 10X12	02-04-2020		
2007	735-05-12	05-10-2006	01-29-2007	30,000	0000	POOL & SPA FOR 07	01-29-2007		
2007	0126-06-03	03-24-2006	01-29-2007	9,973	0000	POOL ENCL	01-29-2007		
2006	735-05-12	12-08-2005	05-10-2006	30,000	0000	POOL & SPA			
2005	53-04-01	01-08-2004	07-16-2004	113,064	0000	SFR 3/2			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023123332	6222	2399	09-29-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
2016066721	4799	0833	05-19-2016	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2568	2301	04-21-2004	WD	Q	Q	I	150,000				
	2453	0747	11-05-2003	WD	U	M	V	1				
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	
95,892	229,576	18,809	344,277	0	344277	50,000.00	294277	319277	344,482	

Parcel Notes

2568/2301 JAMES J SAGANICH & DEBORAH E MOORE SAGANICH HW
06 QG FROM 575 UPDATE POL DN 051006
07FC ADD MISC QG FROM 645 MHS 012907
10X VADX BELONGS TO JAMES SAGANICH
16IT CK IMPS PJF 060716
4799/833 JAMES JOSEPH & DEBORAH E MOORE-SAGANICH LE REM THE MOORE SAGANICH FAMILY LIV TRS DTD 051916
20FC CAN4 AND MEASUREMENT TO OPU4 ADD MISC MHS 020320
6222/2399 JAMES JOSEPH SAGANICH & DEBORAH ELAINE MOORE AKA MOORE-SAGANICH AKA MOORE-SAGANICH INDIV AND AS CO TTEES TO KELSEY FOX & DANA KRAUSE HW
24CC EFILE HX APP CP 022724

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Alternate Key 3827330
Parcel ID 06-22-26-1700-000-39400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0897 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

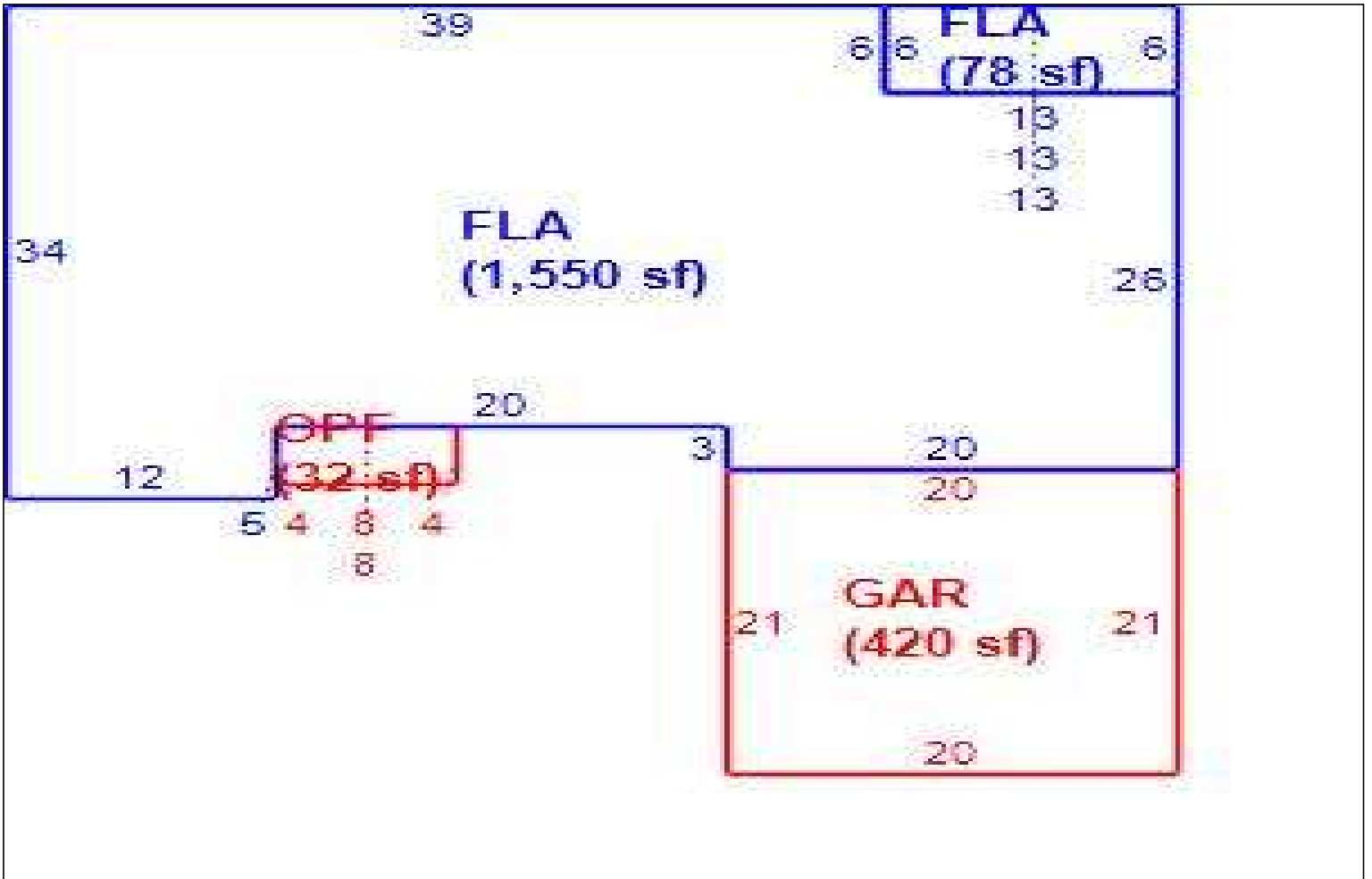
Current Owner		
BOOTH RICHARD & MARCELLA		
128 MAGELLAN CIR		
MINNEOLA	FL	34715

Property Location			
Site Address 128 MAGELLAN CIR			
MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
QUAIL VALLEY ESTATES PB 52 PG 16-17 LOT 394 ORB 6232 PG 1787

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	1.75	1.000	1.000	0	77,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000			
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 247,047	Deprec Bldg Value 239,636	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	1,628	1,628	1628	2004	1628	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	124.71	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	247,047	Wall Type	03	Heat Type	6
TOTALS		1,628	2,080	1,628	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	239,636				

Alternate Key 3827330
Parcel ID 06-22-26-1700-000-39400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0897 Comp 3
PRC Run: 12/10/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2007	2007	15456.00	85.00	13,138
PLD2	POOL/COOL DECK	834.00	SF	5.38	2007	2007	4487.00	70.00	3,141
SEN2	SCREEN ENCLOSED STRUCTURE	2140.00	SF	3.50	2007	2007	7490.00	57.50	4,307
UBF2	UTILITY BLDG FINISHED	90.00	SF	7.50	2007	2007	675.00	60.00	405

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY03	01-01-2023		1	0030	V1			
2008	420-06-12	05-19-2007	03-13-2008	40,379	0000	POL FOR 08	03-13-2008		
2008	171-07-05	05-01-2007	03-13-2008	8,000	0000	ENCL LANAI	03-13-2008		
2008	148-07-04	04-16-2007	03-13-2008	2,781	0000	SHED	03-13-2008		
2008	0045-07-01	01-29-2007	03-14-2008	1,000	0000	PATIO DOOR REPL			
2008	0026-07-01	01-18-2007	03-13-2008	6,000	0000	SEN 26X45	03-13-2008		
2007	420-06-12	12-15-2006	05-19-2007	40,379	0000	POL & DEC			
2005	522-04-06BEP	05-27-2004	10-26-2004	101,724	0000	SFR 128 MAGELLAN CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023131755	6232 1787	10-23-2023	WD	Q	01	I	405,000	003	DISABILITY VETERAN	2025	5000	
	2681 2462	10-15-2004	WD	Q	Q	I	153,400	039	HOMESTEAD	2024	25000	
								059	ADDITIONAL HOMESTEAD	2024	25000	
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	
77,000	239,636	20,991	337,627	0	337627	55,000.00	282627	307627	337,814	

Parcel Notes

08FC CHG SFP4 TO FLA4 ADD MISC JSB 031308
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6232/1787 DAVID R & CHERYL P FRANK TO RICHARD & MARCELLA BOOTH HW
 24CC EFILE HX APP CP 013124
 24X DENY VADX PENDING VA LTR KCH 040224
 24CC SPOKE TO RICHARD HE EMAIL US THE VA LETTER CS 050124
 25X MAILED VADX APP ALS 110824

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