

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

DR-486

Section 194.011, Florida Statutes 3807664

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.

1.34	COMPLETED BY GLE	RIX OF THE VA	THE WOTHER ENT	NT BOARD (M	(AB)
Petition# 2020	1-0897	County Lake		ax year 2024	Date received 9.12.24
			HE PEUDIONER		
PART 1. Taxpayer Int	formation SFL JV-1 BDI	erower ll	<u>C</u>		
	Residential; SFR JV-1 PROPER	RTY LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
for notices 16	yan, LLC 220 North Scottsdale Rd, cottsdale, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	07-22-26-0805 613 Westview	
Phone 954-740-6240			Email	ResidentialAp	peals@ryan.com
	ceive information is by U				
	on after the petition dead pport my statement.	lline. I have attac	ched a statement o	of the reasons I	filed late and any
your evidence to the evidence. The VAB Type of Property Re	value adjustment board o or special magistrate ruli es. 1-4 units Industrial	derk. Florida law a ng will occur unde	allows the property a er the same statuto	appraiser to cros ry guidelines as charge	t submit duplicate copies of sexamine or object to your if you were present.) istoric, commercial or nonprofit usiness machinery, equipment
PART 2. Reason for I	— ·		one, file a separa		
Real property value □ Denial of classificat □ Parent/grandparent □ Property was not sul □ Tangible personal pr	e (check one) decrease ion reduction ostantially complete on J operty value (You must	increase anuary 1 have timely filed	☐ Denial of exer ☐ Denial for late (Include a date a ☐ Qualifying impro	e filing of exemple-stamped copyovement (s. 193.1	tion or classification of application.) 555(5), F.S.) or change of
return required by s. Refund of taxes for	193.052. (s.194.034, F.S catastrophic event	5.))	193.1555(5), F		55(3), 193.1554(5), or
determination that 5 Enter the time (in by the requested to group.	ime. For single joint petition	imilar. (s. 194.01 ed to present you ons for multiple un	1(3)(e), (f), and (g ur case. Most hearin lits, parcels, or acco), F.S.) ngs take 15 min ounts, provide th	utes. The VAB is not bound e time needed for the entire
☐ My witnesses or I	will not be available to a	ttend on specific	dates. I have attac	ched a list of dat	tes.
evidence directly to the appraiser's evidence.	At the hearing, you have	ast 15 days befo the right to have	re the hearing and witnesses sworn.	make a written	request for the property
of your property record	card containing informa When the property appra	tion relevant to th	ne computation of	your current ass	property appraiser a copy sessment, with confidential d the property record card

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.

DADT 2 Townston Cimpeture		
PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you are authorizing a rewithout attaching a completed power of attorney or authorization for representation.	entation to this form.	, ,
Written authorization from the taxpayer is required for access to confidential collector.	information from the propert	y appraiser or tax
☐ I authorize the person I appoint in part 5 to have access to any confidention Under penalties of perjury, I declare that I am the owner of the property description 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 representatives.	r you are one of the following	g licensed
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 Stati	utes (license number RD6	182
☐ A Florida real estate broker licensed under Chapter 475, Florida Statute).)
☐ A Florida certified public accountant licensed under Chapter 473, Florida	`	·
I understand that written authorization from the taxpayer is required for accessappraiser or tax collector.	`	from the property
Under penalties of perjury, I certify that I have authorization to file this petition am the owner's authorized representative for purposes of filing this petition a under s. 194.011(3)(h), Florida Statutes, and that I have read this petition as	and of becoming an agent for	r service of process
Robert I. Peyton Robert F	Pevton	9/10/2024
Signature, representative Print n		Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in part 4 at	200VA	<u> </u>
☐ I am a compensated representative not acting as one of the licensed rep AND (check one)		isted in part 4 above
☐ Attached is a power of attorney that conforms to the requirements of Partaxpayer's authorized signature OR ☐ the taxpayer's authorized signature		ecuted with the
☐ I am an uncompensated representative filing this petition AND (check one)		
the taxpayer's authorization is attached OR the taxpayer's authorized	d signature is in part 3 of this	form.
I understand that written authorization from the taxpayer is required for accelappraiser or tax collector.	ess to confidential information	n from the property
Under penalties of perjury, I declare that I am the owner's authorized repres becoming an agent for service of process under s. 194.011(3)(h), Florida St facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0897		Alternate K	ey: 3807666	Parcel I	D: 07-22-26-08 0	05-000-07100	
Petitioner Name	Robert	Peyton, Rya	n LLC	5 ,			Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Rec			Property		STVIEW DR			
Other, Explain:				Address	IVIIN	NEOLA			
Owner Name	SFR JV-1 20	121-1 BORR	OWERLIC	Value from	Value befor	e Board Actio	n		
Owner Hame	011(04-120	ZI-I DOKK	OWER ELO	TRIM Notice		ited by Prop App	·· I Value affer I	Board Action	
4 1					· '				
1. Just Value, red		4.6		\$ 316,26		316,26			
2. Assessed or cl			cable	\$ 316,26	66 \$	316,26	56		
3. Exempt value,		ne							
4. Taxable Value,				\$ 316,26		316,26	66		
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
Loot Cala Data					Armia Langth	Distressed	Daak I	2	
Last Sale Date		Prid	ce:		Arm's Length	Distressed	BookF	-age	
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	able #3	
AK#	38076	66	3797		3821	465	3827	330	
Address	613 WESTV	IEW DR	216 VALLEY	'EDGE DR	1144 LAKEVIE	W OAK DR	128 MAGEL	LAN CIR	
	MINNE	DLA	MINNE		MINNE	OLA	MINNE	OLA	
Proximity			0.65 l		1.09 N		0.59 N		
Sales Price			\$381,		\$415,		\$405,000		
Cost of Sale			-15		-15		-15		
Time Adjust			2.00		1.20		0.80		
Adjusted Sale			\$331,		\$357,		\$347,4		
\$/SF FLA	\$188.59 p	per SF	\$194.55	•	\$200.41	•	\$213.45		
Sale Date			7/5/2	_	9/29/2		10/23/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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	7500	Good	_	Good	_	
Baths	2.0		3.1	-7500	2.0		2.0	_	
Garage/Carport	Yes		Yes		Yes		Yes	+	
Porches	Yes		Yes		Yes Y	20000	Yes Y	20000	
Pool	N 0		N 0	0	0	-20000 0	0	-20000 0	
Fireplace AC	Central		Central	0	Central	0	Central	0	
Other Adds	None		None		None	 	None	+ 0	
Site Size	Lot		Lot		Lot		Lot		
	Sub		Sub		Sub		Sub	+	
Location								50000	
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	
4 !! 0 ! - :	Market Value	\$316,266	Adj Market Value	\$322,955	Adj Market Value	\$332,330	Adj Market Value	\$279,940	
Adj. Sales Price	Value per SF	188.59							

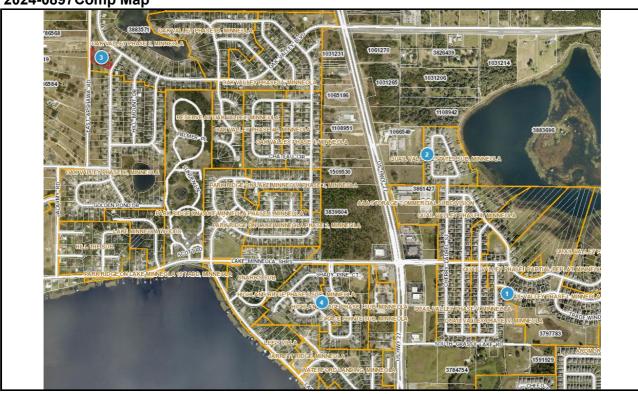
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is
considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the
assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and
approved mass appraisal standards.

DEPUTY:	DATE

2024-0897 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				

Parcel ID 07-22-26-0805-000-07100

Current Owner

SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR

SANTA ANA CA 92705 **LCPA Property Record Card** Roll Year 2025 Status: A

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

Card # 1 of 1

Property Location

Site Address 613 WESTVIEW DR **MINNEOLA**

FL 34715 00MI **NBHD** 1655

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY

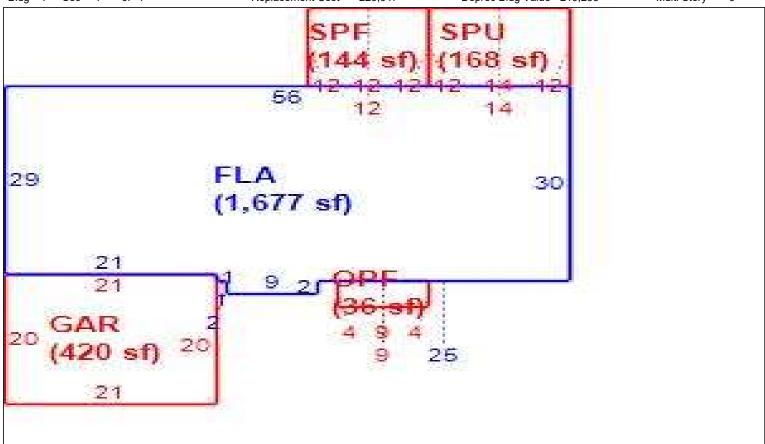
PJF 01-01-202

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
	Code	FIORE	Debiii	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	97,000.00	0.0000	1.00	1.000	1.000	0	97,000
						·						
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			97,000
	Cla	ssified A	cres	0 0	Classified JV/Mkt 97	,000		Classified	l Adj JV/Mk	t		0
	Sketch											

Bldg 1 of 1 226,047 Deprec Bldg Value 219,266 Multi Story 0 Sec 1 Replacement Cost



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,677 0	1,677 420	1677 0	Effective Area	1677	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0 0	36 144	0	Base Rate Building RCN	109.29 226,047	Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	168	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 1,677 2,445		2,445	1,677	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 PRC Run: 12/10/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year CO Date Permit ID Issue Date Comp Date Amount Туре Description Review Date SCRN RM 269-04-03B 03-05-2004 03-24-2005 3,219 0000 2005 508-02-11B 01-01-2003 01-09-2004 148,000 0000 SFR 2004 Salos Information Evemntions

			Ourco milorini	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	1	100				
2021074686	5719	1166	05-27-2021	TR	U	19		276,000				
2021064534	5706	0301	02-04-2021	QC	U	11	1	100				
	2272	1380	02-28-2003	WD	Q	Q	1	148,800				
	2272	1377	01-16-2003	WD	U	U	V	0				
										Total		0.00
	•	•		•	•							

				Value Su	ımmary				
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 ALREDO 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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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

Property Location

Site Address 216 VALLEY EDGE DR **MINNEOLA** FL 34715

Mill Group **NBHD** 00MI 0583

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Current Owner BABIASZ JAMES & BRITTANY

216 VALLEY EDGE DR

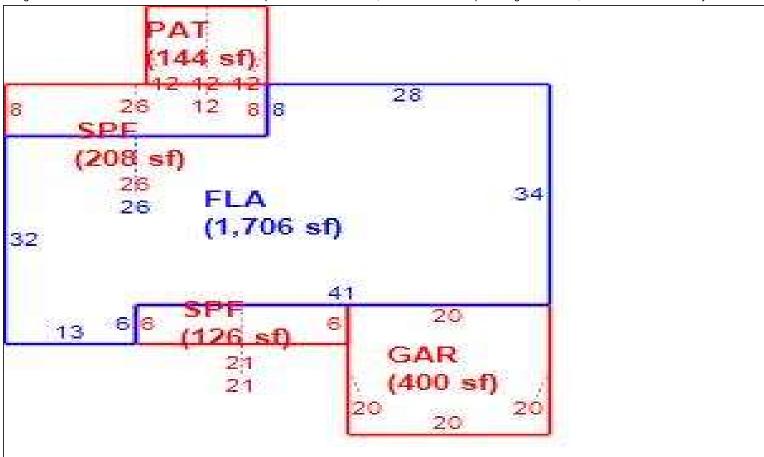
MINNEOLA FL 34715

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	1.75	1.000	1.000	0	77,000
		L	l ,				ļ		<u> </u>			
		Total A	cres	0.00	JV/Mkt 0				l Adj JV/Mk			77,000
	Cla	assified A	cres	0	Classified JV/Mkt 7	7,000		Classified	d Adj JV/Mk	ct		0

Sketch Bldg 1 of 1 Replacement Cost 275,315 Deprec Bldg Value 267,056 Multi Story 0 Sec 1



	Building S	Sub Areas			Building Valuation Construction Detail			n Detail		
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,706 0	1,706 400	1706 0	Effective Area	1706	No Stories	1.00	Full Baths	3
PAT SPF	PATIO UNCOVERED SCREEN PORCH FINIS	0 0	144 334	0 0	Base Rate Building RCN	124.47 275,315	Quality Grade	690	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
TOTALS 1,7		1,706	2,584	1,706	Building RCNLD	267,056	Roof Cover	3	Type AC	03

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

i di cci ib	J		, K	Jii fear 2025) Sta	ilus: A			Odid //	0, ,
			*On	Miscella ly the first 10 re			below			
Code	Desc	ription	Units	Type Uni	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Duile	lina Dau		<u> </u>			
Poll Voor	Permit ID	Logue Date	Comp Data		ling Per	Tills	Description		Boylow Data	CO Date
Roll Year		Issue Date	Comp Date	Amount	Туре	<u> </u>	Description	l	Review Date	CO Date
2018	2018 206-17-03 03-08-2017 04		04-06-2018	958	0002	REPL WIND	OOW		04-06-2018	

				Sales Informa	ation						Exen	nptions		
Instrume	nt No	Book	:/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
202308	1597	6172	1154	07-05-2023	WD	Q	01	ı	381,500					
202303	7004	6117	1317	03-28-2023	WD	U	37	ı	323,000					
202209	7629	5993	0939	07-13-2022	QC	U	11	I	100					
201605	9542	4791	0346	06-03-2016	WD	U	U		180,000					
201601	6660	4741	1783	01-19-2016	WD	U	U	I	168,000					
												Total		0.00

				Value Sเ	ımmary				
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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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

Property Location

Site Address 1144 LAKEVIEW OAK DR

Mill Group

MINNEOLA FL 34715 00MI NBHD 0513

Property UseLast Inspection00100SINGLE FAMILYMHS 02-03-202

Current Owner

FOX KELSEY & DANA KRAUSE

1144 LAKEVIEW OAKS DR

MINNEOLA FL 34715-5786

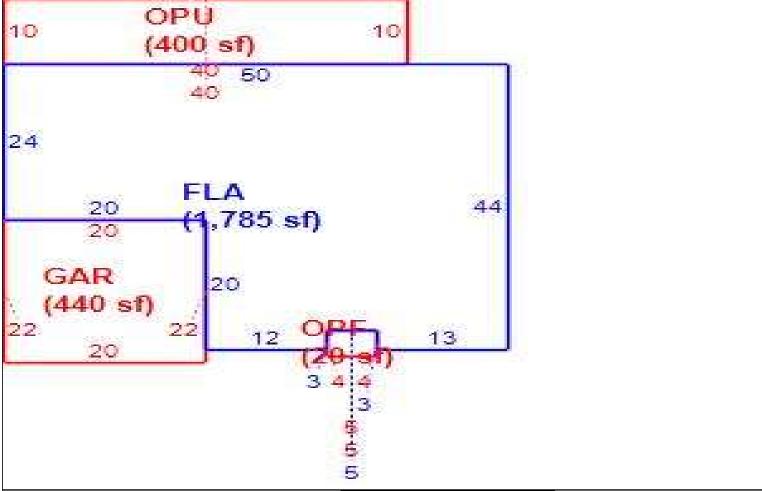
Legal Description

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

Lan	d 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
	Cla	Total A		0.00	JV/Mkt 0				l Adj JV/MI I Adj JV/MI			95,892 0

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 236,676 Deprec Bldg Value 229,576 Multi Story 0



	Building S	Sub Areas			Building Valuation	1	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,785	1,785	1785	Effective Area	1785				
GAR	GARAGE FINISH	0	440	0			No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	20	0	Base Rate	108.99	Quality Grade	670	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	400	0	Building RCN	236,676	Quality Grade	670	Hall Datils	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				1
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,785	2,645	1,785	Building RCNLD	229,576	Roof Cover	3	Type AC	03

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

	Total California											
			Mis	scellaneous F	eatures							
		*On	ly the first	t 10 records a	re reflected	below						
Code	Description	Units	Туре	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 2007 2007 2006	375-19-05 735-05-12 0126-06-03 735-05-12	05-09-2019 05-10-2006 03-24-2006 12-08-2005	02-03-2020 01-29-2007 01-29-2007 05-10-2006	3,438 30,000 9,973 30,000	0000	SHED 10X12 POOL & SPA I POOL ENCL POOL & SPA	FOR 07	02-04-2020 01-29-2007 01-29-2007				
2005	53-04-01	01-08-2004	07-16-2004	113,064	0000	SFR 3/2						
	Sales Information Exemptions											

	Sales information									Exemplions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023123332 2016066721	6222 4799 2568	2399 0833 2301	09-29-2023 05-19-2016 04-21-2004	WD QC WD	QUQ	01 U Q	>	415,000 0 150,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	2453	0747	11-05-2003	WD	U	М	V	1				
										Total		50,000.00

				value 30	ullillal y					ă
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	

Value Summa

Parcel Notes

2568/2301 JAMES J SAGANICH & DEBORAH E MOORE SAGANICH HW

 $06~\mathrm{QG}~\mathrm{FROM}~575~\mathrm{UPDATE}~\mathrm{POL}~\mathrm{DN}~051006$

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

^{***}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.***

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

Property Location

Site Address 128 MAGELLAN CIR

Mill Group

MINNEOLA FL 34715

00MI NBHD 0583

Property UseLast Inspection00100SINGLE FAMILYPJF 01-01-202

Current Owner

BOOTH RICHARD & MARCELLA

128 MAGELLAN CIR

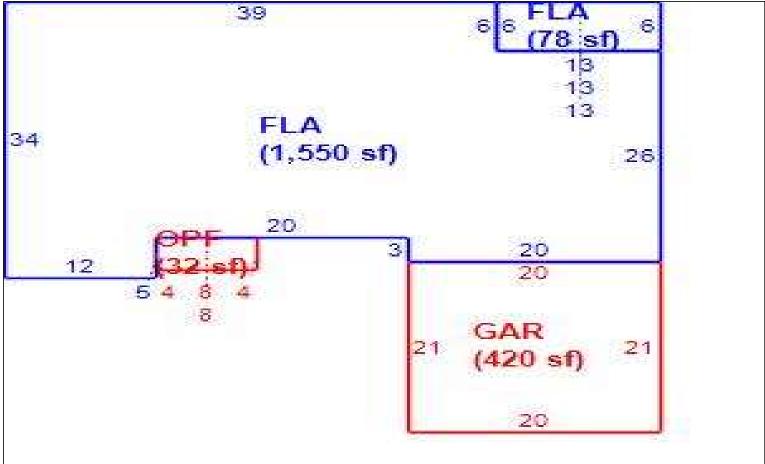
MINNEOLA FL 34715

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	FIORE	Depui	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	1.75	1.000	1.000	0	77,000
		Total A	cres	0.00	JV/Mkt 0			Tota	l II Adj JV/Mk	ŧ l		77,000
	<u> </u>											11,000
	Cla	assified A	cres	U	Classified JV/Mkt 77	,000	1	Classified	d Adj JV/Mk	τι		0
	Sketch											

Bldg 1 Sec 1 of 1 Replacement Cost 247,047 Deprec Bldg Value 239,636 Multi Story 0



	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
GAR	FINISHED LIVING AREA GARAGE FINISH	1,628 0	1,628 420	0	Effective Area Base Rate	1628 124.71	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	247,047	Quality Grade	690	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS	1,628	2,080	1,628	Building RCNLD	239 636	Roof Cover	3	Type AC	03	

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	Туре	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			
2008 2008 2008 2008 2008 2008 2007	DENY03 420-06-12 171-07-05 148-07-04 0045-07-01 0026-07-01 420-06-12 522-04-06BEP	01-01-2023 05-19-2007 05-01-2007 04-16-2007 01-29-2007 01-18-2007 12-15-2006 05-27-2004	03-13-2008 03-13-2008 03-13-2008 03-14-2008 03-13-2008 05-19-2007 10-26-2004	1 40,379 8,000 2,781 1,000 6,000 40,379 101,724	0030 0000 0000 0000 0000 0000 0000	V1 POL FOR 08 ENCL LANAI SHED PATIO DOOR SEN 26X45 POL & DEC SFR 128 MAG	. —	03-13-2008 03-13-2008 03-13-2008 03-13-2008				
	Color Information											

Sales Information										Exemptions				
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023131755	6232 2681	1787 2462	10-23-2023 10-15-2004	WD WD	Q Q	01 Q	1	405,000 153,400	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD Total	2025 2024 2024	25000		

Value Summary 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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