



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3911556*

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>2024-1091</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>10.1.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: RM1 SFR PROPCO A LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	08-22-26- 0025-000-01100 6024 SNAPDRAGON ROAD
Phone 954-740-6240	Email ResidentialAppeals@ryan.com		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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"/> 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 #	2024-1091	Alternate Key: 3911556	Parcel ID: 08-22-26-0025-000-01100
Petitioner Name	Robert Peyton, Ryan LLC	Property Address	6024 SNAPDRAGON RD MINNEOLA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	RMI SFR PROP CO A L P	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 397,846	\$ 397,846	Value after Board Action
2. Assessed or classified use value, *if applicable	\$ 397,846	\$ 397,846	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 397,846	\$ 397,846	

*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#	3911556	3902445	3902468	3902473
Address	6024 SNAPDRAGON RD MINNEOLA	3073 PRINCEWOOD DR MINNEOLA	2058 REDBAY AVE MINNEOLA	2078 REDBAY AVE MINNEOLA
Proximity				
Sales Price		\$459,900	\$462,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	1.60%	2.80%
Adjusted Sale		\$398,273	\$400,092	\$403,880
\$/SF FLA	\$190.17 per SF	\$182.36 per SF	\$204.02 per SF	\$192.42 per SF
Sale Date		8/9/2023	8/31/2023	5/25/2023
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	2,092	2,184	-4600	1,961	6550	2,099	-350
Year Built	2019	2016		2018		2018	
Constr. Type	Blk/Stucco	Blk/Stucco		Block/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	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		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 1.2%	-4600	Net Adj. 1.6%	6550	-Net Adj. 0.1%	-350
		Gross Adj. 1.2%	4600	Gross Adj. 1.6%	6550	Gross Adj. 0.1%	350
Adj. Sales Price	Market Value \$397,846	Adj Market Value	\$393,673	Adj Market Value	\$406,642	Adj Market Value	\$403,530
	Value per SF 190.17						

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.

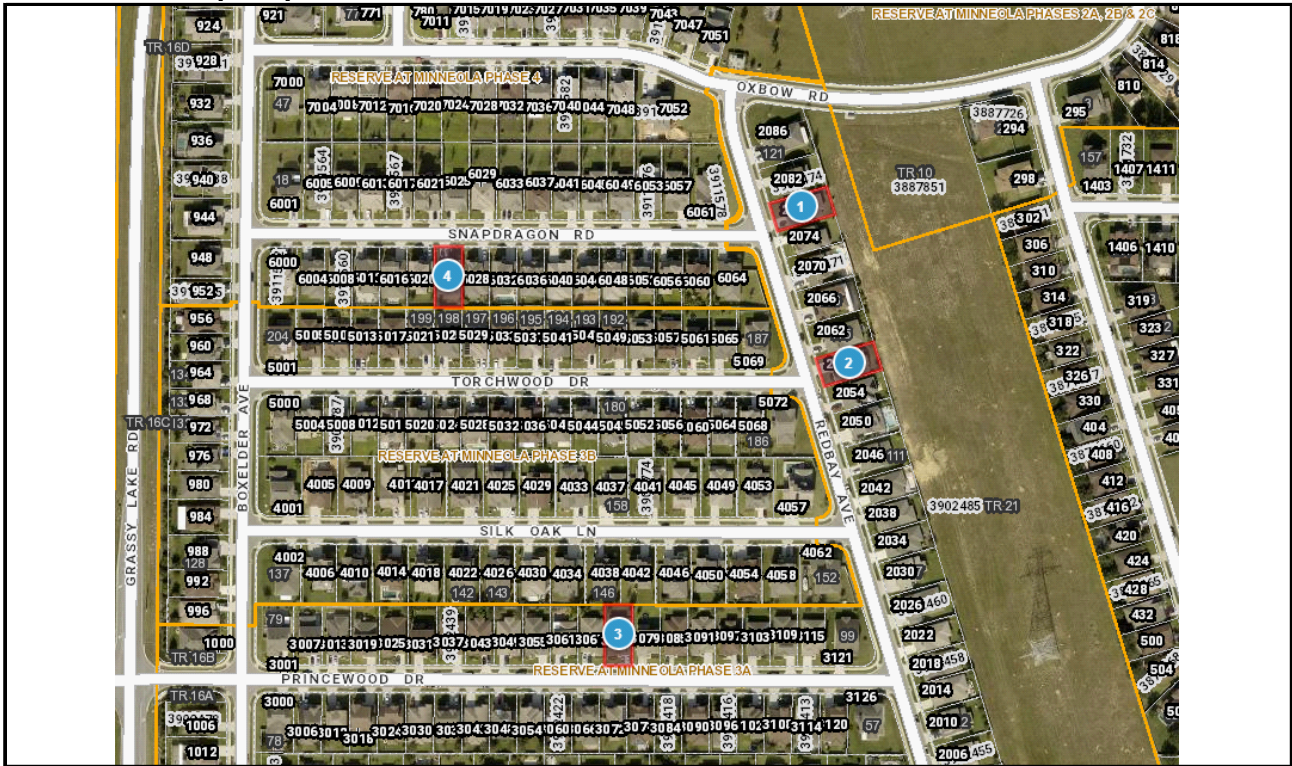
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-1091 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3902473	2078 REDBAY AVE MINNEOLA	0
2	comp 2	3902468	2058 REDBAY AVE MINNEOLA	0
3	comp 1	3902445	3073 PRINCEWOOD DR MINNEOLA	0
4	subject	3911556	6024 SNAPDRAGON RD MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3902445
 Parcel ID 08-22-26-0020-000-09100

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
 2024-1091_comp 1 of 1
 Card # 1

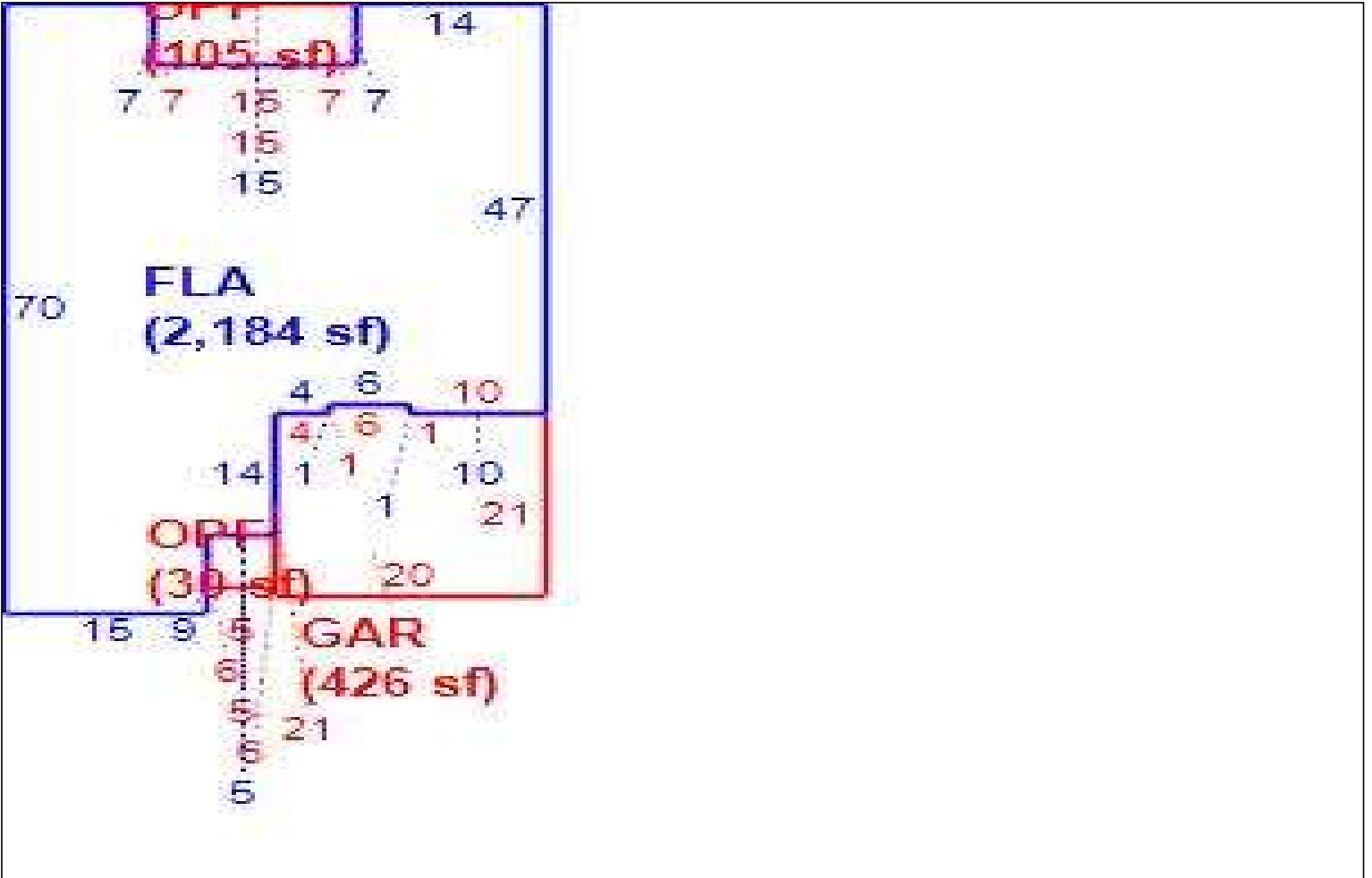
Current Owner		
RANDALL JOSHUA J & CASSANDRA FONSE		
3073 PRINCEWOOD DR		
MINNEOLA	FL	34715

Property Location		
Site Address 3073 PRINCEWOOD DR		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 THE RESERVE AT MINNEOLA PHASE 3A PB 68 PG 1-5 LOT 91 ORB 6194 PG 1912

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	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 291,738 Deprec Bldg Value 282,986 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	2,184	2,184	2184	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	426	0	113.46	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	291,738	Wall Type	03	Heat Type	6
TOTALS		2,184	2,745	2,184	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					282,986				

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	
2017	489-16-08	08-22-2016	01-17-2017	175,851	0001	SFR 3BD 3073 PRINCEWOOD AVE	01-17-2017	12-29-2016	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099282	6194 1912	08-09-2023	WD	Q	01	I	459,900	039	HOMESTEAD	2024	25000	
2017001210	4885 0432	12-30-2016	WD	Q	Q	I	262,200	059	ADDITIONAL HOMESTEAD	2024	25000	
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	
123,200	282,986	0	406,186	53056	353130	50,000.00	303130	328130	406,186	

Parcel Notes

4885/432 STANDARD PACIFIC OF TAMPA TO JAMES HOWARD & CHRISTI LYNN PENDARVIS HW
 17X COURTESY HX CARD SENT 012017
 23X RECD HX & PORT APP DB 090723
 6194/1912 JAMES H & CHRISTINA LYNN AKA CHRISTI PENDARVIS TO JOSHUA J RANDALL & CASSANDRA FONSECA HW

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Alternate Key 3902468
Parcel ID 08-22-26-0020-000-11400

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
2024-1091_comp 2 of 1
Card # 1

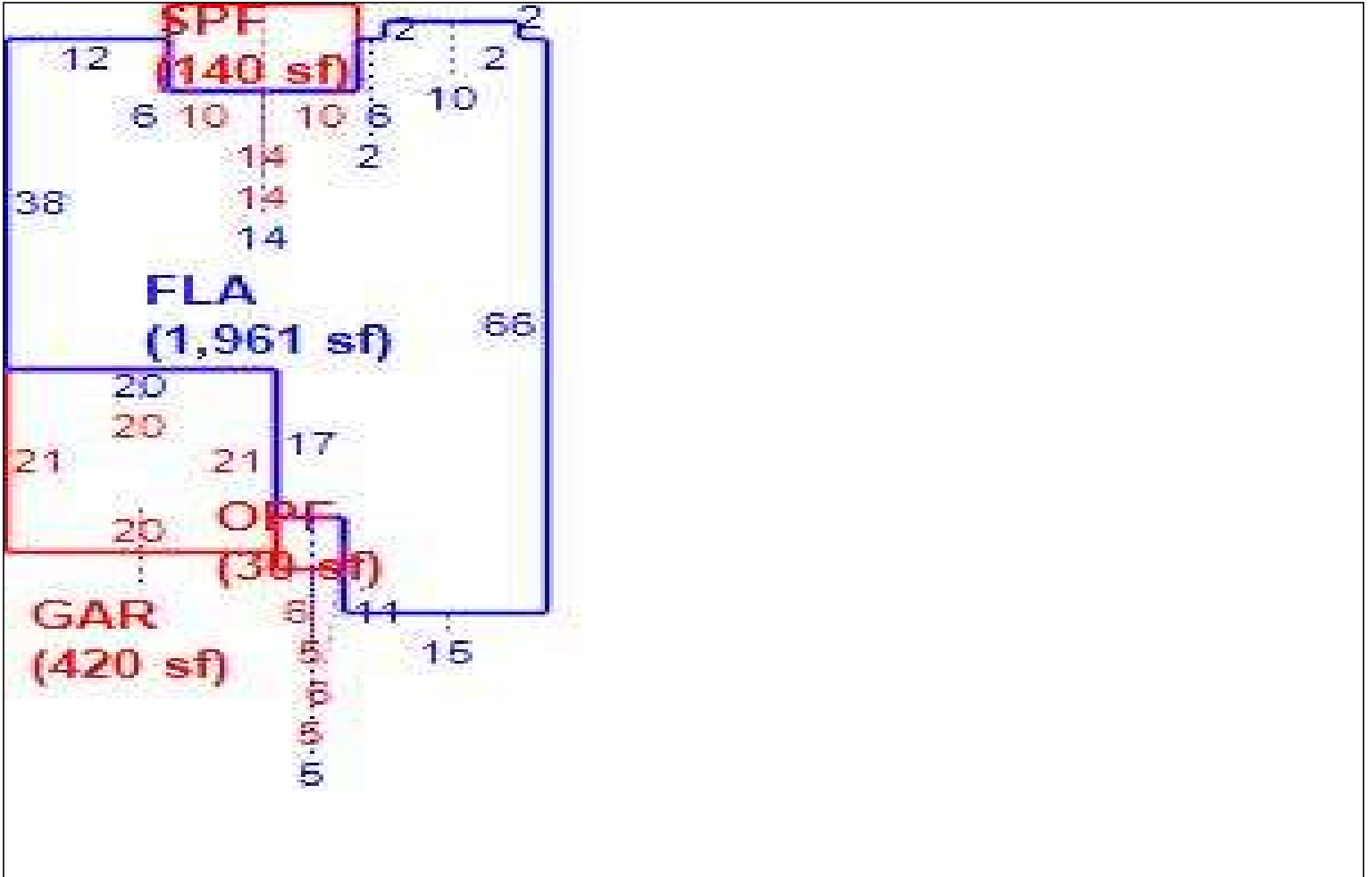
Current Owner		
NEUBAUER JOHN L JR & ASHLEY D RIVER		
2058 REDBAY AVE		
MINNEOLA	FL	34715

Property Location			
Site Address 2058 REDBAY AVE			
MINNEOLA FL 34715			
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	ADT	01-14-201

Legal Description
THE RESERVE AT MINNEOLA PHASE 3A PB 68 PG 1-5 LOT 114 ORB 6205 PG 1105

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	2.80	0.900	1.000	0	110,880	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,880			
Classified Acres		0		Classified JV/Mkt		110,880		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 271,212 Deprec Bldg Value 263,076 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	1,961	1,961	1961	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	115.70	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	271,212	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,961	2,551	1,961	97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	263,076		

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	
2019	201-18-02	02-07-2018	01-14-2019	152,280	0001	SFR 2058 REDBAY AVE	01-14-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023108543	6205 1105	08-31-2023	WD	Q	01	I	462,000	039	HOMESTEAD	2024	25000	
2018107624	5169 0477	09-05-2018	WD	Q	Q	I	293,700	059	ADDITIONAL HOMESTEAD	2024	25000	
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	
110,880	263,076	0	373,956	0	373956	50,000.00	323956	348956	373,956	

Parcel Notes

5169/477 STANDARD PACIFIC OF TAMPA TO TANYA ELONDA WILLIAMS SINGLE
 19X COURTESY HX CARD SENT 102418
 19X COURTESY HX CARD SENT 010219
 6205/1105 TANYA ELONDA WILLIAMS TO JOHN L NEUBAUER JR & ASHLEY D RIVERA HW
 24CC EFILE HX APP CP 010124

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Alternate Key 3902473
 Parcel ID 08-22-26-0020-000-11900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
 2024-1091_comp 3 of 1
 Card # 1

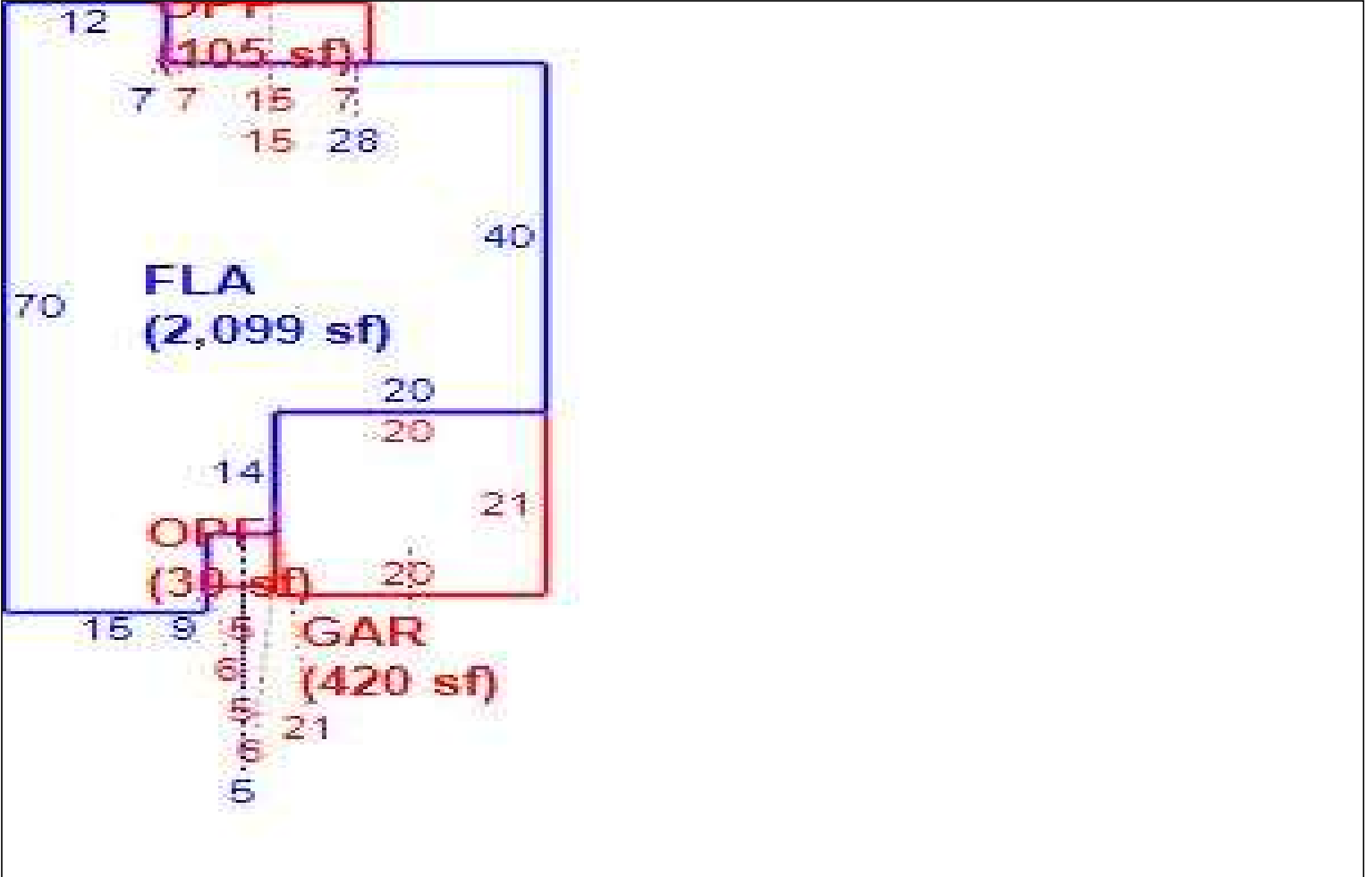
Current Owner		
KILINSKI KELLI M		
2078 REDBAY AVE		
MINNEOLA	FL	34715

Property Location			
Site Address 2078 REDBAY AVE			
MINNEOLA FL 34715			
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-14-201

Legal Description
 THE RESERVE AT MINNEOLA PHASE 3A PB 68 PG 1-5 LOT 119 ORB 6149 PG 2382

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	2.80	0.900	1.000	0	110,880
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,880		
Classified Acres		0		Classified JV/Mkt		110,880		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 283,805 Deprec Bldg Value 275,291 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	2,099	2,099	2099	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	114.45	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	283,805	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	275,291	Type AC	03
TOTALS		2,099	2,654	2,099					

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	
2019	517-18-04	04-10-2018	01-14-2019	168,318	0001	SFR 2078 REDBAY AVE	01-14-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023063249	6149 2382	05-25-2023	WD	Q	01	I	460,000	039	HOMESTEAD	2024	25000	
2019001767	5219 0851	12-31-2018	WD	Q	Q	I	300,800	059	ADDITIONAL HOMESTEAD	2024	25000	
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	
110,880	275,291	0	386,171	0	386171	50,000.00	336171	361171	386,171	

Parcel Notes

5219/851 STANDARD PACIFIC OF TAMPA TO JOHN VICTOR & JULAI HOANG HONEYCUTT HW
 6149/2382 JOHN V & JULIA H HONEYCUTT TO KELLI M KILINSKI UNMARRIED
 24X HX & PORT APP EFILED DB 122623

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Alternate Key 3911556
 Parcel ID 08-22-26-0025-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
 2024-1091, subject
 Card # 1 of 1

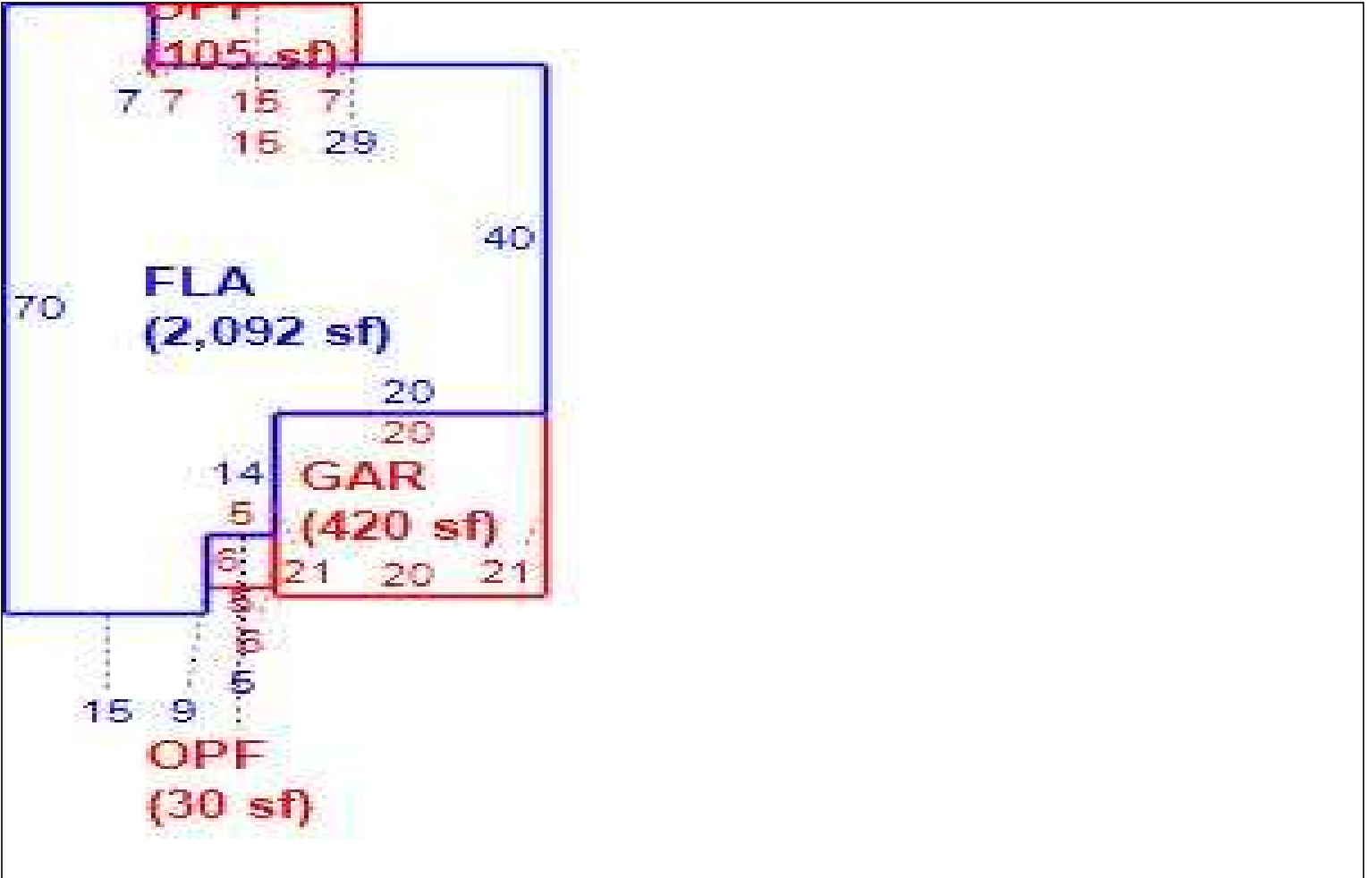
Current Owner		
RMI SFR PROP CO A L P		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 6024 SNAPDRAGON RD		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 12-05-201

Legal Description
 THE RESERVE AT MINNEOLA PHASE 4 PB 70 PG 33-37 LOT 11 ORB 5806 PG 365

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	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 283,140
Deprec Bldg Value 274,646		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	2,092	2,092	2092	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	114.52	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	283,140	Wall Type	03	Heat Type	6
TOTALS		2,092	2,647	2,092	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					274,646				

Alternate Key 3911556
 Parcel ID 08-22-26-0025-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
 2024-1091 subject
 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
2020	026-19-01	01-09-2019	12-05-2019	168,318	0001	SFR 3 BD 6024 SNAPDRAGON RD	12-05-2019	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021135635	5806 0365	09-22-2021	WD	Q	01	I	403,900				
2019087365	5320 2112	07-31-2019	WD	Q	Q	I	290,000				
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
123,200	274,646	0	397,846	0	397846	0.00	397846	397846	397,846

Parcel Notes

5320/2112 STANDARD PACIFIC OF TAMPA TO EMILIE ALICIA TERRY & DAVID GRAYDON HW
 19X COURTESY HX CARD SENT 092019
 20X COURTESY HX CARD SENT 010320
 5806/365 EMILIE ALICIA TERRY & DAVID GRAYDON TO RMI SFR PROP CO A L P

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