



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3811316

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	2024-1123	County	Lake
		Tax year	2024
		Date received	10.1.24
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: SFR JV-2 2024-2 BORROWER LLC		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 #	07-22-26-1705-000-12300 744 Tranquility Street
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> 5 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

<b>Petition #</b> 2024-1123	Alternate Key: 3811316	Parcel ID: 07-22-26-1705-000-12300
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 744 TRANQUILITY ST MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-2 2024-2 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 292,388	\$ 292,388
<b>2. Assessed or classified use value, *if applicable</b>	\$ 292,388	\$ 292,388
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 292,388	\$ 292,388

\*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
<b>AK#</b>	3811316	3806616	3806637	3823760
<b>Address</b>	744 TRANQUILITY ST MINNEOLA	608 LA COSTA ST MINNEOLA	734 WHISPER SOUND ST MINNEOLA	1030 WHITE BARK CT MINNEOLA
<b>Proximity</b>				
<b>Sales Price</b>		\$340,000	\$345,000	\$330,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	0.00%	2.00%
<b>Adjusted Sale</b>		\$291,720	\$293,250	\$287,100
<b>\$/SF FLA</b>	\$215.47 per SF	\$197.51 per SF	\$216.10 per SF	\$201.62 per SF
<b>Sale Date</b>		10/18/2023	12/14/2023	7/24/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,357	1,477	-6000	1,357	0	1,424	-3350
<b>Year Built</b>	2002	2002		2002		2004	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 2.1%	-6000	Net Adj. 0.0%	0	-Net Adj. 1.2%	-3350
		Gross Adj. 2.1%	6000	Gross Adj. 0.0%	0	Gross Adj. 1.2%	3350
<b>Adj. Sales Price</b>	Market Value <b>\$292,388</b>	Adj Market Value	<b>\$285,720</b>	Adj Market Value	<b>\$293,250</b>	Adj Market Value	<b>\$283,750</b>
	Value per SF 215.47						

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.

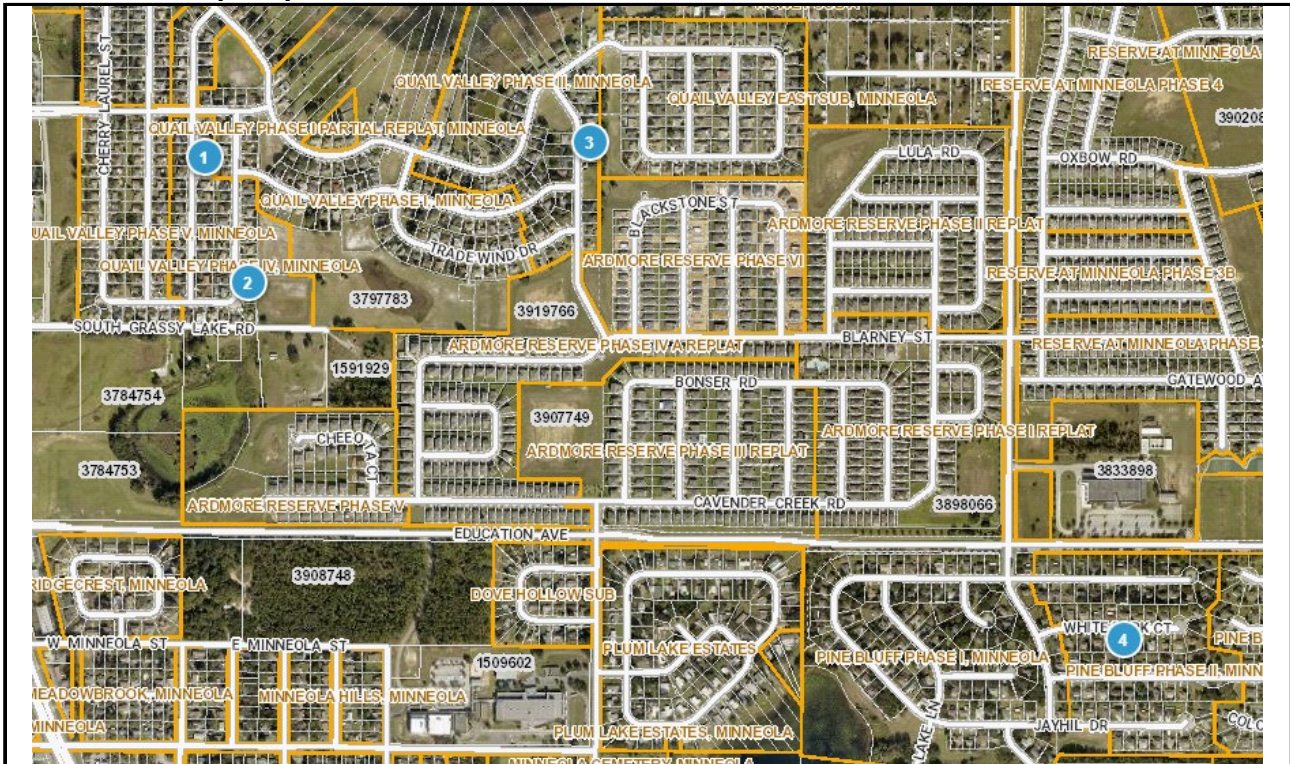
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** 

**DATE** 

**2024-1123 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3806637	734 WHISPER SOUND ST MINNEOLA	0
2	comp 1	3806616	608 LA COSTA ST MINNEOLA	0
3	subject	3811316	744 TRANQUILITY ST MINNEOLA	-
4	comp 3	3823760	1030 WHITE BARK CT MINNEOLA	0
5				
6				
7				
8				

Alternate Key 3811316  
 Parcel ID 07-22-26-1705-000-12300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

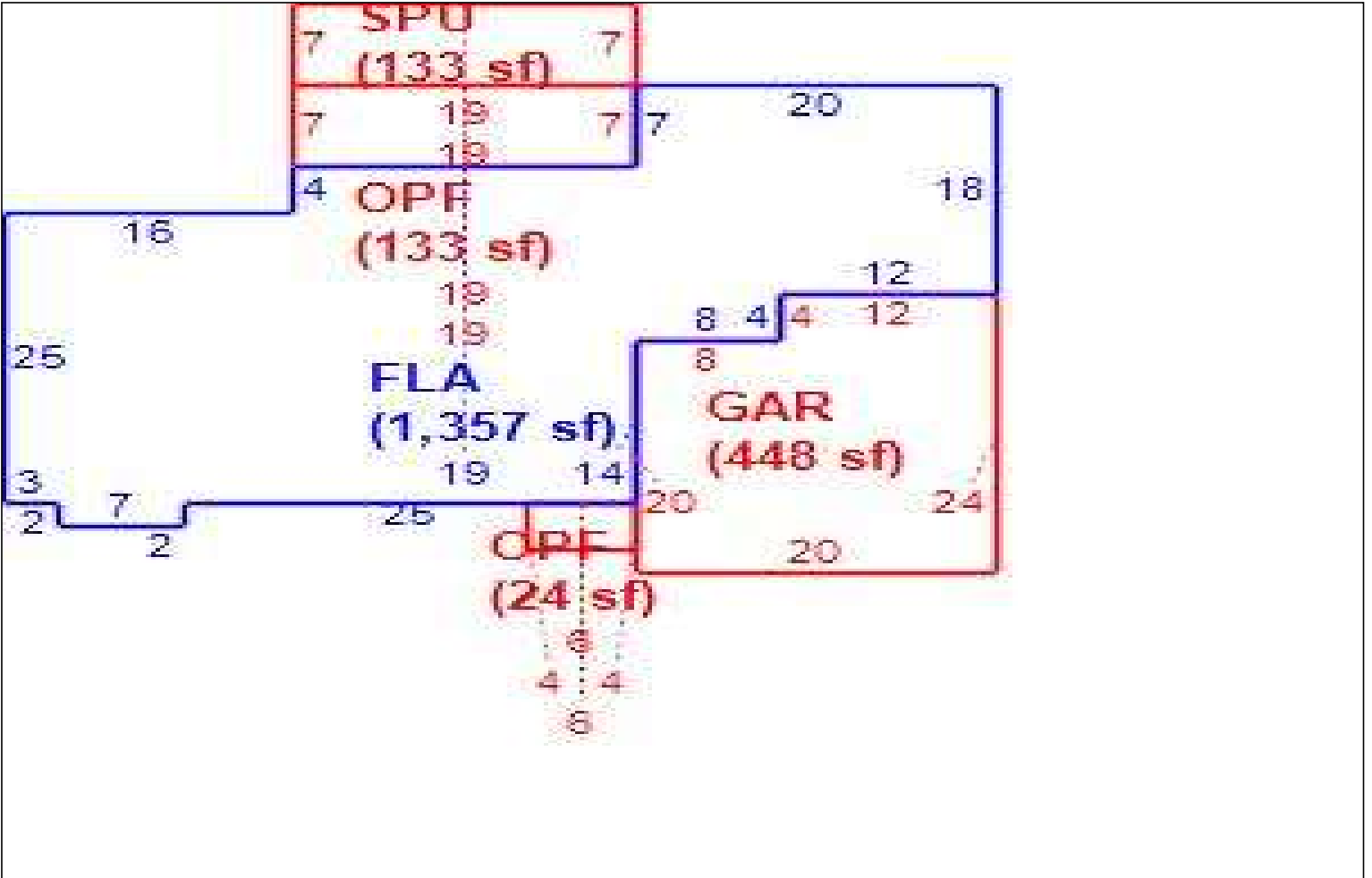
Current Owner		
SFR JV-2 2024-2 BORROWER LLC		
15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

Property Location		
Site Address 744 TRANQUILITY ST		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
QUAIL VALLEY PHASE II PB 47 PG 1-4 LOT 123 ORB 6347 PG 252

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 222,049
Deprec Bldg Value 215,388		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	1,357	1,357	1357	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	128.68	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	157	0	Condition	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	133	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,357	2,095	1,357	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3811316  
 Parcel ID 07-22-26-1705-000-12300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 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	
2015	057-14-03	02-18-2014	04-21-2015	5,450	0002	SCRNRM W/CONC	04-21-2015		
2003	422-02-09B	09-09-2002	03-14-2003	89,046	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024067825	6347	0252	05-20-2024	WD	U	11	I	100				
2023088920	6181	0678	07-19-2023	WD	Q	01	I	295,000				
	4656	1084	12-23-2014	QC	U	U	I	100				
	4542	0378	10-10-2014	QC	U	U	I	100				
	2453	1876	10-30-2003	WD	Q	Q	I	128,000				
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	215,388	0	292,388	0	292388	0.00	292388	292388	292,388	

**Parcel Notes**

2453/1876 JOHN P & KAREN M STRASZ TO EQUITY TRUST CO CUSTODIAN FBO BRENDA J NELSON TAYLOR NO MARITAL STATUS  
 10TR NOT DELIVERABLE AS ADDRESSED 15953 BAY VISTA DR CLERMONT FL 34714 5065  
 4542/378 EQUITY TRUST CO CUSTODIAN FBO TO BRENDA J NELSON-TAYLOR  
 15FC ADD SPU5 7X19 SFR HAS NEW EXT PAINT GOOD COND CRA 042115  
 4656/1084 BRENDA J NELSON-TAYLOR TO ET AL DWAYNE BERNARD LOCKE SR AND MICHAEL JEROME LOCKE JR AND DWAYNE LOCKE JR ONLY  
 6181/678 DWAYNE LOCKE JR AND DWAYNE BERNARD LOCKE SR AND MICHAEL JEROME LOCK JR TO SFR JV-2 PROPERTY LLC  
 6347/252 M SALE INCL AK3811316 AK3828289 AK3851275 AK3853762 AK3853815 AK3864336 AK3853847 SFR JV-2 PROPERTY LLC TO SFR JV-2  
 2024-2 BORROWER LLC

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Alternate Key 3806616  
 Parcel ID 07-22-26-1715-000-26000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

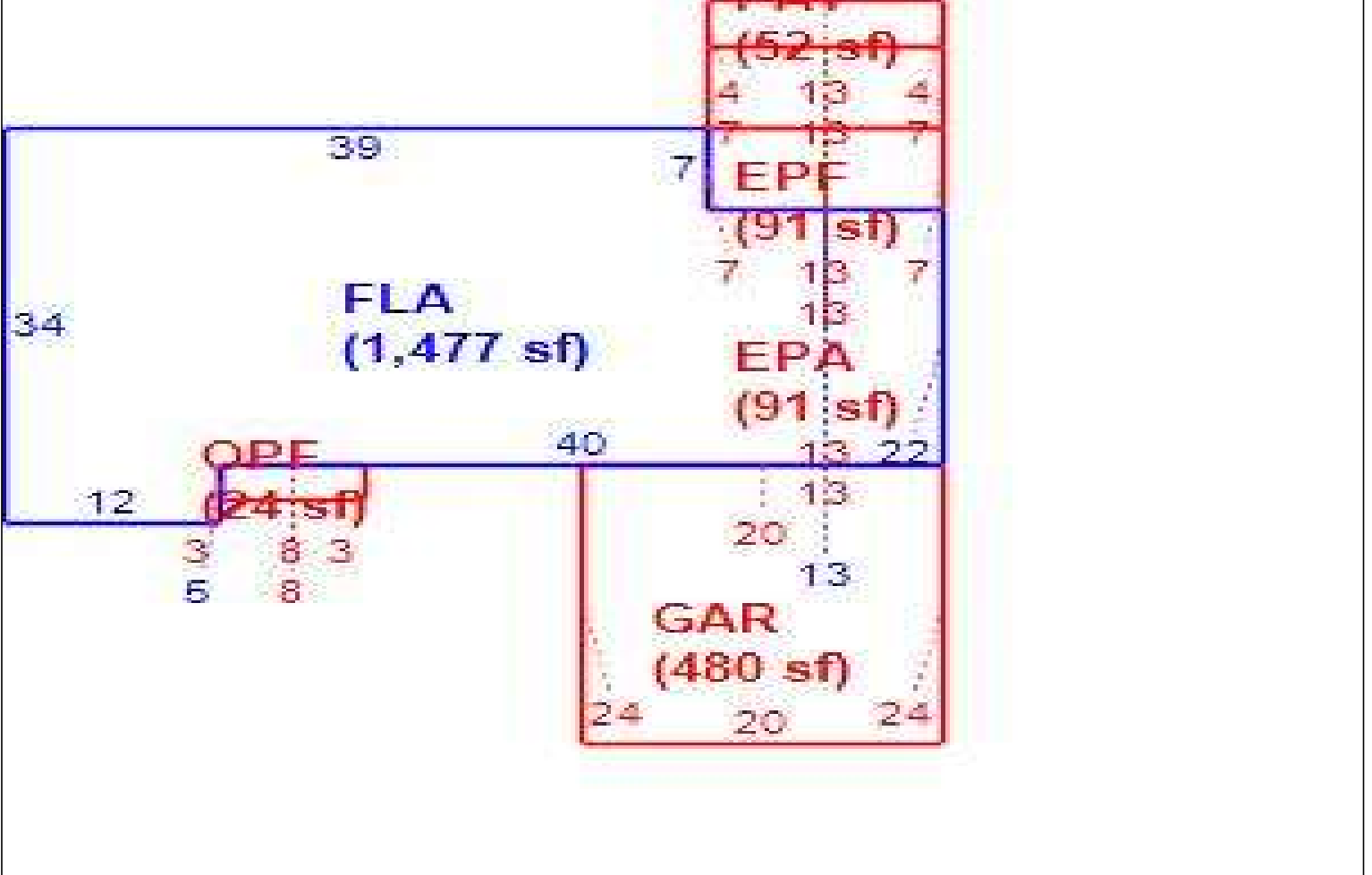
Current Owner		
HOFFMAN DONALD J		
608 LA COSTA ST		
MINNEOLA	FL	34715

Property Location			
Site Address 608 LA COSTA ST			
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 IV SUB LOT 260 PB 45 PG 54-55 ORB 6234 PG 2288

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 238,245 Deprec Bldg Value 231,098 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
EPA	ENCLOSED PORCH WO	0	91	0	2002	1477	No Stories	1.00	Full Baths 2
EPF	ENCLOSED PORCH FIN	0	91	0		127.07	Quality Grade	690	Half Baths 0
FLA	FINISHED LIVING AREA	1,477	1,477	1,477		238,245	Wall Type	03	Heat Type 6
GAR	GARAGE FINISH	0	480	0		97.00	Foundation	3	Fireplaces 0
OPF	OPEN PORCH FINISHE	0	24	0		0	Roof Cover	3	Type AC 03
PAT	PATIO UNCOVERED	0	52	0		231,098			
TOTALS		1,477	2,215	1,477					



Alternate Key 3806616  
 Parcel ID 07-22-26-1715-000-26000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 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	
2008	0001-07-01	01-01-2007	03-13-2008	2,190	0000	VINYL WINDOWS	03-13-2008		
2007	SALE	01-01-2006	11-30-2006	1	0000	CHECK VALUES	11-30-2006		
2004	335-03-05B	05-18-2003	03-24-2004	2,727	0000	PATIO COVER 10X14			
2003	858-01-11B	01-04-2002	03-18-2003	81,471	0000	SFR FOR '03/608 LA COSTA ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023133595	6234 2288	10-18-2023	WD	Q	01	I	340,000	039	HOMESTEAD	2025	25000	
	3898 0451	03-24-2010	WD	U	U	I	105,000	059	ADDITIONAL HOMESTEAD	2025	25000	
	3873 1078	02-03-2010	CT	U	U	I	100					
	3762 0936	04-21-2009	WD	U	U	I	100					
	3176 0473	05-26-2006	WD	Q	Q	I	247,500					
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	
77,000	231,098	0	308,098	0	308098	50,000.00	258098	283098	308,098	

**Parcel Notes**

2078/2214 GEORGE W BUSH SINGLE  
 04FC CHG 143SF CAN5 TO SPU5 ADD CAN6 LG 032404  
 05FC QG FROM 600 LG 011005  
 2867/1682 GEORGE W BUSH SINGLE LE REM EDWARD F BUSH MARRIED JAMES T BUSH MARRIED WILLIAM E BUSH SR SINGLE ONLY  
 3176/473 GEORGE W BUSH TO JACLYN W NICKERSON SINGLE AND RICHARD J DEAN SINGLE ONLY  
 07FC CORRECT SKETCH QG FROM 640 JSB 113006  
 07 JACLYN WAVA NICKERSON MARRIED RICHARD JUSTIN DEAN 031106 ML FROM ORANGE CO  
 08FC CHG OPF4 TO EPA4 SPU5 TO EPU5 JSB 031308  
 3762/936 CORRECTIVE DEED FOR 3176/473 TO CORRECT SCRIVENERS ERROR IN MARTIAL STATUS OF GRANTOR  
 3873/1078 CT VS JACLYN W NICKERSON AND RICHARD J DEAN SOLD TO BANK OF NEW YORK MELLON TTEE  
 3898/451 BANK OF NEW YORK MELLON TTEE TO LILLIAN SOTO-MAS  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 6234/2288 LILLIAN SOTO-MAS AKA LILLIAN SOTO TO DONALD J HOFFMAN UNMARRIED  
 25CC EFILE HX APP CP 120424

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Alternate Key 3806637  
 Parcel ID 07-22-26-1715-000-28100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

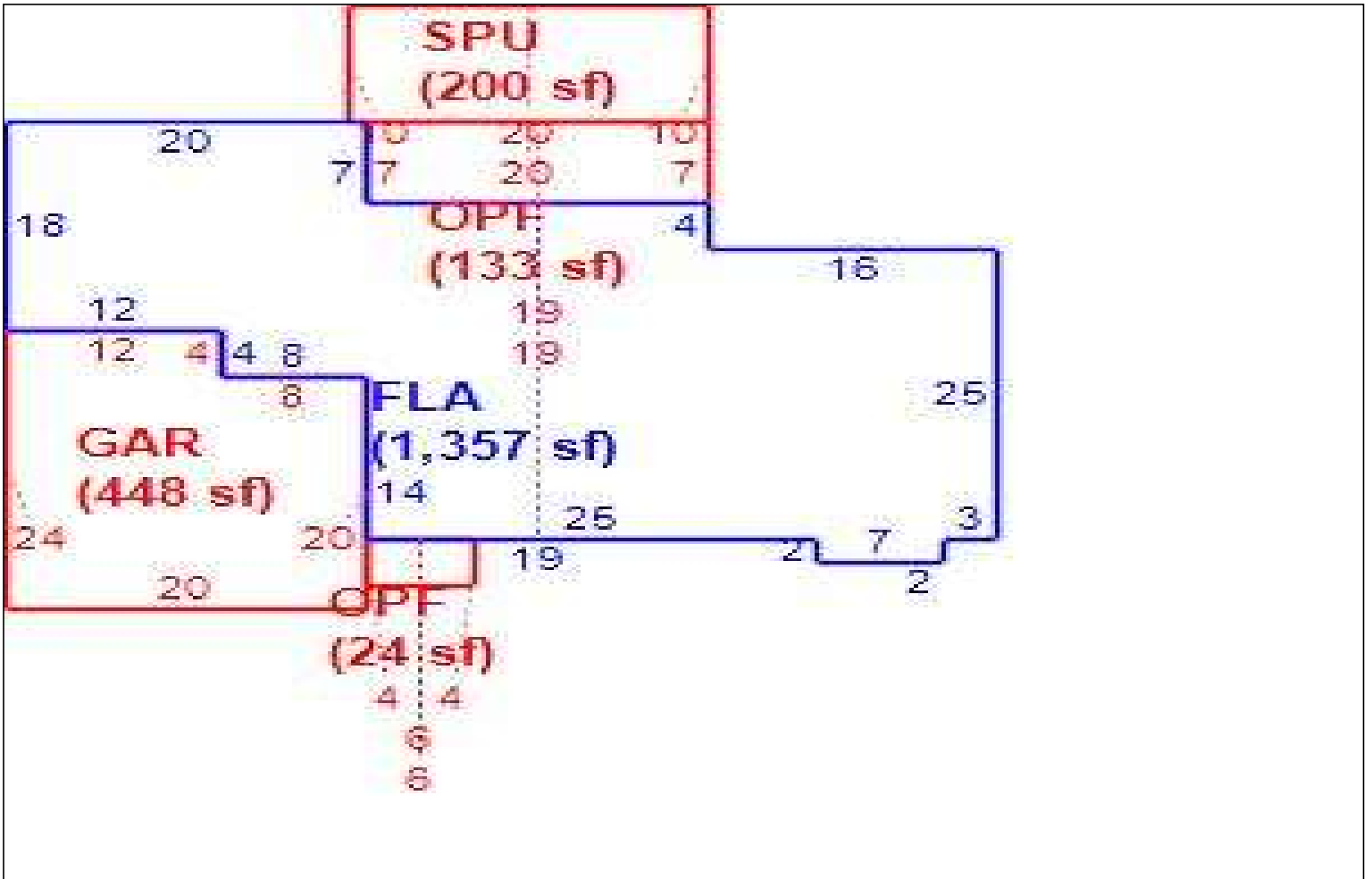
Current Owner		
AFROZ FARIANA		
734 WHISPER SOUND ST		
MINNEOLA	FL	34715

Property Location			
Site Address 734 WHISPER SOUND ST			
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 IV SUB LOT 281 PB 45 PG 54-55 ORB 6258 PG 544

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 222,798 Deprec Bldg Value 216,114 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	1,357	1,357	1357	2002	1357	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	Base Rate	128.68	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	157	0	Building RCN	222,798	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,357	2,162	1,357	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	216,114			Type AC	03

Alternate Key 3806637  
 Parcel ID 07-22-26-1715-000-28100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	131-14-05	05-07-2014	04-21-2015	9,764	0002	SCRN RM 10X20 W/CONC	04-21-2015		
2003	850-01-11B	01-04-2002	03-19-2003	72,556	0000	SFR FOR '03/734 WHISPER SOUND ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023152780	6258	0544	12-14-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000
	3994	1786	12-30-2010	WD	U	U	I	84,900	059	ADDITIONAL HOMESTEAD	2024	25000
	3508	1559	09-11-2007	WD	Q	Q	I	194,000				
	2085	2450	03-15-2002	WD	Q	Q	I	121,700				
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	
77,000	216,114	0	293,114	0	293114	50,000.00	243114	268114	293,114	

**Parcel Notes**

2085/2450 TO BRANDON M & STACY M BOONE HW  
 3508/1559 BRANDON M & STACY M BOONE TO SCOTT S & GEORGIA J BALL HW  
 3994/1786 SCOTT S & GEORGIA J BALL TO MATTHEW & AMELIA SWART HW  
 11SALE ORB 3994/1786 USALE LIS PENDENS FILED ORB 3927/1641 PER FER 020211 CB 022211  
 15FC ADD SPU5 10X20 SFR HAS NEWER EXT PAINT CRA 042115  
 6258/544 MATTHEW STEVEN & AMELIA SWART TO FARIANA AFROZ SINGLE  
 24CC EFILE HX APP CP 011824  
 25CC RECEIVED PORT APP WITH LTR FROM FARIANA AFROZ EXPLAINING HARDSHIP WITH TAXES NT 111524

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Alternate Key 3823760  
 Parcel ID 08-22-26-0055-000-14000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

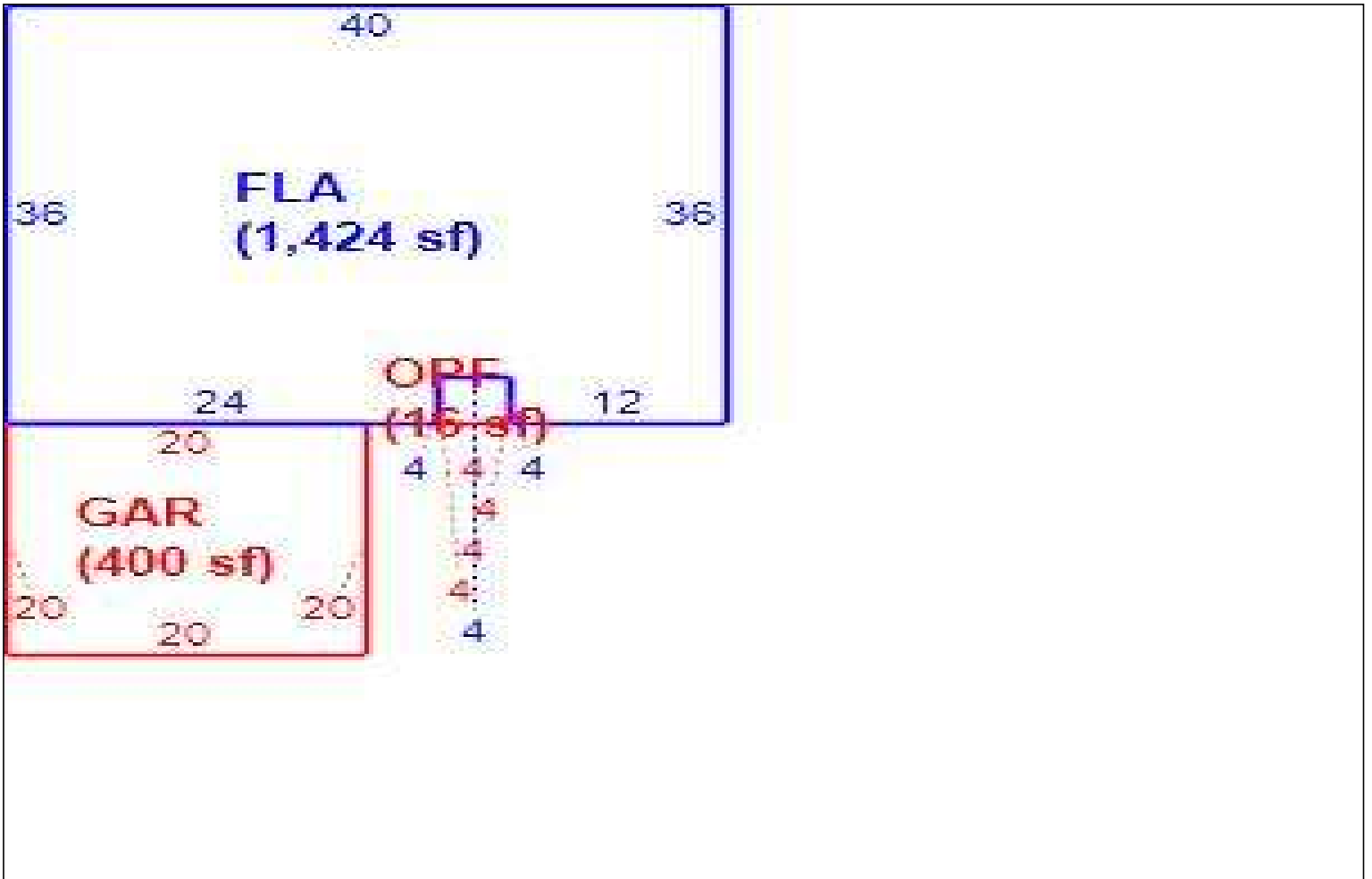
Current Owner		
VILLANUEVA LYA		
1030 WHITE BARK CT		
MINNEOLA	FL	34715

Property Location		
Site Address 1030 WHITE BARK CT		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
PINE BLUFF PHASE II PB 50 PG 93-94 LOT 140 ORB 6183 PG 280

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 197,475
Deprec Bldg Value 191,551		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	1,424	1,424	1424	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	112.36	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	197,475	Wall Type	03	Heat Type	6
TOTALS		1,424	1,840	1,424	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					191,551				

Alternate Key 3823760  
 Parcel ID 08-22-26-0055-000-14000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1123 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	6060407P	07-14-2004	10-29-2004	1,200	0000	IRRIGATION			
2005	421-04-05B	05-03-2004	10-29-2004	82,348	0000	SFR 3/2-1030 WHITE BARK CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023090341	6183 0280	07-24-2023	WD	Q	01	I	330,000	039	HOMESTEAD	2024	25000	
2021175321	5860 1737	11-30-2021	LE	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	2671 1377	09-30-2004	WD	Q	Q	I	121,600					
	2534 1357	02-23-2004	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	
88,000	191,551	0	279,551	0	279551	50,000.00	229551	254551	279,551	

**Parcel Notes**

2671/1377 SHERRY HOROWITZ SINGLE  
 5860/1737 SHERRY HOROWITZ ENHANCED LE REM EMILY SILVERSTEIN SINGLE AND JODY SILVERSTEIN MARRIED JTWROS  
 6183/280 SHERRY HOROWITZ TO LYA VILLANUEVA SINGLE  
 24CC EFILE HX APP CP 022824

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