

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes #1-Key 3859932

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.

Petition # ADAY - DBOD County Lake Tax year 2024 Date received 9./2.21 COUNPLENTEDEW URLE PERIMICIONER PART 1. Taxpayer Information Parcel ID and Mailing address Ryan, LLC Physical address 15-19-26-0010-000-05600 For notices Scottsdale, AZ 85254 Parcel ID and Phone 954.740-6240 Email Restentiations by ID and The standard way to receive information is by US mail. If possible, I prefer to receive information by ID amail If and Time Time Time Time Time Time Time Time	A COMPANY OF THE OWNER OWNER OF THE OWNER OW	INITER STER	CHERK OF THE WAY		Contraction of the second s	A CONTRACTOR OF
PART 1. Taxpayer Information Representative: Ryan, LLC / Robert Peyton Taxpayer name: American Homes 4 Rent, LLC; AR Lossing Company Representative: Ryan, LLC / Robert Peyton Mailing address Ryan, LLC for notices 15:19-26-0010-000-05600 scottsdale, AZ 8524 prese ID and physical address 1937 Appalachee Circle Phone 954-740-6240 Email The standard way to receive information is by US mail. If possible, I prefer to receive information by @ email _ fax. 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. I vill not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies or your evidence to the value adjustment board clerk. Florida law allows the property apraiser to cross examine or object to you evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property [] Res. 1-4 units] Industrial and miscellaneoud [] High-water recharge Business machinery, equipme PART 2. Real property value (check one) [] decrease [] increase Denial of exemption Select or enter type: Denial of classification [] Denial for late filing of exemption or classification [] Refund of taxes for catastrophic event Pare	Petition # 2024 -	0300			x year 2024	Date received 9./2.24
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company Representative: Ryan, LLC c/o Robert Peyton Mailing address for notices Ryan, LLC North Scottsdale, AZ 85254 Parcel ID and physical address or TPP account # 15-19-26-0010-000-05600 preparation of the presentation of the present present. Type of Property alue (check one) [J decrease [] increase [] Denial of classification [] Property was not substantially complete on January 1 [] Denial of tassification [] Denial of tassification [] Property was not substantially complete on January 1 [] Denial of tassification [] Denial of tassification [] Denial of tass for catastrophic event [] Denial of tassification [] Deniperty appresiser (s. 193.1555(5), F. S.) o			COMPLETED BY T	HEPENMONER		
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The standard way to receive information is by US mail. If possible, I prefer to receive information by	for notices 16220	North Scottsda		physical address		
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	of your property record can information redacted. Whe	rd containing in an the property	formation relevant to the appraiser receives the	ne computation of y	our current as	sessment, with confidential

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 auth without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to a collector.	norizing a representative listed in pa for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the pr petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat Complete part 4 if you are the taxpayer's or an affiliated entity's or representatives.		wing licensed
I am (check any box that applies):	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475, F	Florida Statutes (license number — F	<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475, Flor).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is requir appraiser or tax collector.	ed for access to confidential informa	tion from the property
Under penalties of perjury, I certify that I have authorization to fill am the owner's authorized representative for purposes of filing the under s. 194.011(3)(h), Florida Statutes, and that I have read thi	his petition and of becoming an ager	nt for service of process
Robert L. Peyton Signature, representative	Robert Peyton Print name	<u> </u>
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed	l in part 4 above.	
☐ I am a compensated representative not acting as one of the I AND (check one)		es listed in part 4 above
Attached is a power of attorney that conforms to the requirent taxpayer's authorized signature OR I the taxpayer's authorized		, executed with the
I am an uncompensated representative filing this petition ANI	D (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 requi appraiser or tax collector.	red for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner's autho becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.		
Signature, representative	Print name	Date
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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Detition # 2024-0300 Alternate Key: 385932 Parcel ID: 15-19-26-001-000-05600 Petitioner Name Robert Peyton, Ryan LLC Toxpayer's agent Property 1937 APPALACHEE CR Address Direct Multiple Parcels Owner Name AMERICAN RESIDENTIAL LEASING COMPANY LLC Value from TRIM Notice Value before Board Action Value after Board Action 1. Just Value, required \$ 267,832 \$ 267,832 \$ 267,832 \$ 3. Exempt value, "enter "O" if none \$ 254,400 \$ 254,400 \$ > 4. Taxable Value, "required \$ 254,400 \$ 254,400 \$ 264,400 > > Attrasbe Value, "required \$ 254,400 \$ 254,400 \$ 264,400 > > > Attrasbe Value, "required Price: \$100 Amma Langing uthonity values may differ. > 264,400 > > > > > > 365917 3559906 3864155 > 3864155 > > Artif assign Bas Som TaxaRes TaxARES				RES	SIDENTIA				
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Other, Explain: Address IAVARES Owner Name AMERICAN RESIDENTIAL LEASING COMPANY LLC Value from TRIM Notice Value prosened by Prop Apri Value after Board Action Value presented by Prop Apri Value, *netr 0" If none \$ 267,832 \$ 267,832 \$ 264,400 \$ 254,8970 200 \$	Petitioner Name		• •					Check if Mu	Iltiple Parcels
COMPANY LLC TRIM Notice Value presented by Prop Appr Value after Board Action 1. Just Value, required \$ 267,832 \$ 267,832 \$ 267,832 2. Assessed or classified use value, "if applicable \$ 254,400 \$ 254,400 \$ 254,400 3. Exempt value, "enter "0" if none \$ 254,400 \$ 254,400 \$ 254,400 \$ 254,400 4. Taxable Value, trouined \$ 254,400 \$ 254,400 \$ 254,400 \$ 254,400 *All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 7/15/2014 Price: \$ 100 Arm's Length [] Distressed Book 4511 Page 1338 HTEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3869932 3859917 3859916 3864155 Address 137 APPALACHEE CIR 123 APPALACHEE CIR TAVARES TAVARES TAVARES TAVARES TAVARES TAVARES TAVARES 1750/C014 1756/C014/C024 2.00% 3.20% 2.80% 2.80% 2.80% 2.80% 2.80% 2.80% 2.80% <td< td=""><td></td><td></td><td></td><td>puyer o ugene</td><td>Address</td><td>TA</td><td>VARES</td><td></td><td></td></td<>				puyer o ugene	Address	TA	VARES		
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*All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 7/15/2014 Price: \$100 Arm's Length O betressed Book _4511 Page _1385 AK# 3859932 3859917 3859906 3864155 Address 1937 APPALACHEE CIR 2123 APPALACHEE CIR 2080 APPALACHEE CIR 1766 COLLEGE PARK DR Proximity SAME SUB SAME SUB SAME SUB 1176 College PARK DR Sales Price \$460,000 \$407,000 \$385,000 2386,000 \$365,000 Gost of Sale -15% -15% -15% -15% -15% Time Adjust 2.00% 3.20% 2.80% 2.80% 2.80% Adjustot Sale \$172.68 per SF \$139.20 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/8/2023 4/20/2023 5/24/2023 5/24/2023 Terms of Sale / Am's Length Description Adjustment Description Adjustment Description Adjustment Description Adjustment Pockessed 2 Arm's Length Description <th< td=""><td></td><td></td><td>16</td><td></td><td></td><td>-</td><td></td><td></td><td></td></th<>			16			-			
Last Sale Date 7/15/2014 Price: \$100 Arm's Length Distressed Book		-			. ,		,	0	
ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3365932 3869917 3365906 3864155 Address 1937 APPALACHEE CIR 2123 APPALACHEE CIR 2080 APPALACHEE CIR 1756 COLLEGE PARK DR Address TAVARES TAVARES TAVARES TAVARES Proximity SAME SUB SAME SUB 115% 115% Sales Price \$460,000 \$407,000 \$3365,000 Cost of Sale 115% Cost of Sale 115% 115% 115% 115% 115% Adjusted Sale \$172.68 per SF \$139.20 per SF \$130.63 per SF \$1373.15 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Fila SF 1,551 2,875 -66200 2,748 59850 1,847 -14800 Constr	*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	s may differ.		
AK# 3859932 3859917 3859906 3864155 Address 1937 APPALACHEE CIR TAVARES 2123 APPALACHEE CIR TAVARES 2080 APPALACHEE CIR TAVARES 1756 COLLEGE PARK DR TAVARES Proximity SAME SUB SAME SUB 1AVARES TAVARES Sales Price \$460,000 \$407,000 \$385,000 Cost of Sale -15% -15% -15% Time Adjust 2.00% 3.20% 2.80% Adjusted Sale \$400,200 \$358,974 \$320,470 \$/SF FLA \$172.68 per SF \$139.0 per SF \$130.63 per SF \$173.51 per SF Sale Date ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Fla SF 1,551 2,875 -66200 2,748 -59850 1,847 -14800 Condition GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD <	Last Sale Date	7/15/2014	Pric	ce:\$	100	Arm's Length	✓ Distressed	Book <u>4511</u>	² age <u>1338</u>
Address 1937 APPALACHEE CIR TAVARES 2123 APPALACHEE CIR TAVARES 2080 APPALACHEE CIR TAVARES 1756 COLLEGE PARK DR TAVARES Proximity SAME SUB SAME SUB SAME SUB SAME SUB 1756 COLLEGE PARK DR TAVARES Sales Price \$400,000 \$407,000 \$365,000 \$365,000 Cost of Sale -15% -15% -15% -15% Time Adjust 2.00% 3.20% 2.80% Adjusted Sale \$172.68 per SF \$139.20 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale Description Adjustment Descr	ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3
Address TAVARES TAVARES TAVARES TAVARES TAVARES Proximity SAME SUB SAME SUB SAME SUB 1 MILE Sales Price \$460,000 \$407,000 \$385,000 Cost of Sale -15% -15% -15% Time Adjust 2.00% 3.20% 2.80% Adjusted Sale \$400,200 \$358,974 \$320,470 \$/SF FLA \$172.68 per SF \$130,02 per SF \$130.63 per SF \$1/2.470/2023 Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale Am*s Length Distressed Value Adj. Description Adjustment Description Adjustment Fia SF 1,551 2,875 -66200 2,748 -59850 1.847 -14800 Year Built 2007 2007 2015 2008 Constr. Type BLOCK Con 0	AK#	38599	32			3859	906	3864	155
Proximity SAME SUB SAME SUB 1 MILE Sales Price \$460,000 \$407,000 \$365,000 Cost of Sale -15% -15% -15% Time Adjust 2.00% 3.20% 2.80% Adjusted Sale \$400,200 \$358,974 \$320,470 \$/SF FLA \$172.68 per SF \$139.20 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale ☑ Am*s Length	Address								
Cost of Sale -15% -15% -15% Time Adjust 2.00% 3.20% 2.80% Adjusted Sale \$400,200 \$358,974 \$320,470 \$YSF FLA \$172.68 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale ✓ Arm's Length Distressed ✓ Value Adj. Description Adjustment Description Adjustment Year Built 2007 2015 2008 2008 Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR Porches YES YES YES YES Pool N N 0 0 0 Adjustment Central 0 Central 0 2 CAR Porches YES YES YES YES YES YES Pool N N	Proximity			SAME	SUB	SAME	SUB		
Time Adjust 2.00% 3.20% 2.80% Adjusted Sale \$400,200 \$358,974 \$320,470 \$/SF FLA \$172.68 per SF \$139.20 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale 2 Am's Length Distressed 2 Am's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Fla SF 1,551 2,875 -66200 2,748 -59850 1,847 -14800 Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK Condition GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD Adjustment 2 CAR	Sales Price			\$460,	,000	\$407,	000		
Adjusted Sale \$400,200 \$358,974 \$320,470 \$/SF FLA \$172.68 per SF \$139.20 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale ✓ Arm's Length	Cost of Sale								
\$/SF FLA \$172.68 per SF \$139.20 per SF \$130.63 per SF \$173.51 per SF Sale Date 7/6/2023 4/20/2023 5/24/2023 Terms of Sale Arm's Length Distressed Arm's Length Distressed Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Description Adjustment Fla SF 1,551 2,875 -66200 2,748 -59850 1,847 -14800 Year Built 2007 2015 2008 Constr. Stand BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK Condition GOOD QOD									
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Terms of Sale ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Description Adjustment Adjustment Description Adjustment		\$172.68 p	er SF						•
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Fla SF 1,551 2,875 -66200 2,748 -59850 1,847 -14800 Year Built 2007 2015 2008 2008 2008 2008 Constr. Type BLOCK <	Terms of Sale			Arm's Length	Distressed	Arm's Length	Distressed		Distressed
Year Built 2007 2015 2008 Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK Condition GOOD	Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Constr. TypeBLOCKBLOCKBLOCKBLOCKBLOCKBLOCKConditionGOODGOODGOODGOODGOODGOODBaths2.02.5-40003.5-110002.0Garage/Carport2 CAR2 CAR2 CAR2 CAR2 CARPorchesYESYESYESYESYESPoolNN0N0Y-20000Fireplace0000000AcCentralCentral0Central0Central0Site Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOTLocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREET-70200-Net Adj. 19.7%-70850-Net Adj. 10.9%-34800Adi Sales PriceMarket Value\$267,832Adj Market Value\$330,000Adj Market Value\$288,124Adj Market Value\$285,670	Fla SF	1,551		2,875	-66200	2,748	-59850	1,847	-14800
Condition GOOD Condition GOOD 2.0 2.0 2.5 -4000 3.5 -11000 2.0 Image: Carport 2 CAR Porches YES YES <td>Year Built</td> <td>2007</td> <td></td> <td>2007</td> <td></td> <td>2015</td> <td></td> <td>2008</td> <td></td>	Year Built	2007		2007		2015		2008	
Baths 2.0 2.5 -4000 3.5 -11000 2.0 Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR Porches YES YES YES YES YES YES Pool N 0 N 0 N 0 YES -20000 Fireplace 0 O 0 0 Q 0 YES -20000 Fireplace 0 N 0 N 0 N 0 YES -20000 Fireplace 0 Central 0 0 0 Q 0 <	Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR Porches YES YES </td <td>Condition</td> <td></td> <td></td> <td>GOOD</td> <td></td> <td>GOOD</td> <td></td> <td>GOOD</td> <td></td>	Condition			GOOD		GOOD		GOOD	
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Pool N N 0 N 0 Y -20000 Fireplace 0 0 0 0 0 0 0 0 0 AC Central O Central 0 Central 0 Central 0 Central 0	Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR	
Fireplace0000000ACCentral0Central0Central0Central0Central0Other AddsNONENONENONENONENONENONENONE0Site Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOT1 LOTLocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREETSTREETSTREETSTREETSTREETSTREET-34800Market Value\$267,832Adj Market Value\$330,000Adj Market Value\$288,124Adj Market Value\$285,670	Porches	YES		YES		YES		YES	
ACCentralCentral0Central0Central0Other AddsNONENONENONENONENONE0Site Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOTLocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREETSTREETSTREETSTREETSTREET-70200-Net Adj. 19.7%-70850-Net Adj. 10.9%-34800Adi Sales PriceMarket Value\$267,832Adj Market Value\$330,000Adj Market Value\$288,124Adj Market Value\$285,670					-				
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Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View STREET STREET STREET STREET STREET STREET STREET View STREET -Net Adj. 17.5% -70200 -Net Adj. 19.7% -70850 -Net Adj. 10.9% -34800 Adj Sales Price Market Value \$267,832 Adj Market Value \$330,000 Adj Market Value \$288,124 Adj Market Value \$285,670									
View STREET STREET <td></td> <td></td> <td></td> <td></td> <td>. </td> <td></td> <td></td> <td></td> <td></td>					.				
Adi Sales Price Market Value \$267,832 Adj Market Value \$330,000 Adj Market Value \$285,670	Location				L		-		
Adi Sales Price Market Value \$267,832 Adj Market Value \$330,000 Adj Market Value \$288,124 Adj Market Value \$285,670	View	STREET							
Adi Sales Price Market Value \$267,832 Adj Market Value \$330,000 Adj Market Value \$288,124 Adj Market Value \$285,670				-Net Adj. 17.5%	-70200	-Net Adj. 19.7%	-70850	-Net Adj. 10.9%	-34800
Adi Sales Price				Gross Adj. 17.5%	6 70200	Gross Adj. 19.7%	70850	Gross Adj. 10.9%	34800
Adj. Sales Price Value per SF 172.68		Market Value	\$267,832	Adj Market Value	\$330,000	Adj Market Value	\$288,124	Adj Market Value	\$285,670
	Auj. Sales Price	Value per SF	172.68						

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: CHRISTOPHER QUANTE

DATE 12/2/2024

2024-0300 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3859932	1937 APPALACHEE CIR	
-	SUBJECT	3039932	TAVARES	-
2	COMP 2	3859906	2080 APPALACHEE CIR	
		000000	TAVARES	SAME SUB
3	COMP 3	3864155	1756 COLLEGE PARK DR	
5	COMP 3	0004100	TAVARES	1 MILE
4	COMP 1	3859917	2123 APPALACHEE CIR	
4	COMPT	3033317	TAVARES	SAME SUB
5				
6				
7				
8				

AMERICAN RES ATTN PROPERT 23975 PARK SO CALABASAS Legal Descriptio	5-19-26-0010 Current Owner IDENTIAL LEASI Y TAX DEPT RRENTO STE 30 CA 91	NG COMPA 0 1302-4012	LCPA Pro Roll Year		tus: A	2024-0300 Subject ByPRC Run:12/2/2024ByCard #1of1Property LocationSite Address1937 APPALACHEE CIR TAVARESFL32778Mill Group000TNBHD0645Property UseLast Inspection00100SINGLE FAMILYPJF01-01-202					
Land Lines											
LL Use Fr	ont Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lanc Value	
1 0100	0 0		1.00 LT	65,000.00	0.0000	1.00	1.000	1.000	0	6	35,000
	tal Acres	0.00	JV/Mkt 0)		Tota Classifior	l I Adj JV/N d Adj JV/N	ikt		6	35,000 C
Bldg 1 Sec	1 of 1	<u>v</u>		Sketch		JIASSIIIE	- Auj J V/IV	<u>.</u>			L.
25 9 9 13 8 4 17 1 8 6 3 F L A	21 22 15 16 12 63 0 AR 80 sf) 7 12										
FLA FINISHEI GAR GARAGE OPF OPEN PC	escription D LIVING AREA	1,551 0 0 0	Gross Are Eff Area 1,551 1551 480 0 159 0 171 0 2,361 1,551	Year Built Effective Area Base Rate		aluation	2007 1551 107.05 209,105 EX 97.00 0 202,832	Co Imp Type No Stories Quality Grade Wall Type Foundation Roof Cover	1.00 F 9 665 F 03 F 3 F	Detail Bedrooms full Baths lalf Baths leat Type fireplaces fype AC	3 2 0 6 0 03

LCPA Property Record Card Roll Year 2025 Status: A

2024-0300 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features												
Carla	*Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

Building Permits														
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp 🛛	Date	Am	nount	Туре		Descrip	otion	Review I	Date	CO Date
2008	BR06-010	800	01-01-20	06-29-2	2007		135,21	4 0000	SFR 3/BR 2/B	A 1937 A	PPALACHEE CIR	01-17-2	007	
		1		Sales Inform	ation			1			Exer	nptions		
Instrume	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior		Year	Amount
		4511	1338	07-15-2014	СТ	U	U	I	100					
		4510	2072	07-15-2014	СТ	U	U	I.	105,000					
		3695		09-03-2008	QC	U	U	I	159,000					
		3673	1480	08-25-2008	WD	Q	Q	I	200,000					
												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
65,000	202,832	0	267,832	0	267832	0.00	267832	267832	267,832
				Parcel	Notes				

3673/1480 SOL SPARER UNMARRIED

3695/915 SOL SPARER TO JAMIE AQUINO SINGLE AND JOAN GITELIS SINGLE JTWROS

12X RENEWAL CARD RETURNED WITH ADDRESS OF 1834 WALDORF DR ROYAL PALM BEACH 33411 SENT LETTER 011912 12X DENY

12X JAMIE AQUINO & JOAN GITELIS DENIAL RETURNED FWD TIME EXP WITH ADDR OF 100 CRESTWOOD CT N APT 116 WEST PALM BEACH 33411-4772 070112 RESENT CMD 070612

4510/2072 CT VS SOL SPARER AND JAMIE AQUINO AND JOAN GITELIS PROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC 4510/2072 DEED STATES PROP LOCATED IN SEMINOLE CO SB LAKE CO

4511/1338 AMENDED CT VS SOL PARER AND JAMIE AQUINO DOES NOT STATE WHAT IT IS AMENDING APPEARS TO BE CORRECTING PROP LOCATION NOW STATES LAKE CO

14TR REFUSED 7047 E GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117

16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516

17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320 21VAB PETITION 2021-099 TJW 091521

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.

	ernate l cel ID		9-26-0010	-000-04100		PA Prop oll Year	oerty Reco 2025 Sta	ord Ca tus: A	2024-0300 Comp 1 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location						
UPE	DIKE DAI		ent Owner							Site A	ddress 2123 A				
650	9 NW 66	TH WAY								Mill G	TAVAF roup 000T		FL 3 3HD 064	32778 5	
			-	22007							Property Us	se	Last Inspe	ection	
		· 4!	FL	33067						001	00 SINGLE	FAMILY	JDB 03-1	13-201	
	al Descr)WAH Pł		B 60 PG 45	-49 LOT 41 OR	B 6174 PC	6 215									
Land	d Lines Use			Notes			Unit	Depth	Loc	Shp	Phys		Land		
LL	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е	
1	0100	0	0			1.00 LT	65,000.00	0.0000	1.00	1.000	1.000		0	65,000	
	Cla	Total A assified A		0.00	Classifie	JV/Mkt 0 d JV/Mkt 65	5,000		Tota Classified	l Adj JV/N d Adj JV/N	lkt Ikt			65,00((
Bldg	1 1 5	ec 1	of 1		Replace	ement Cost	Sketch 316,368		Deprec Bl	da Value	306 877	Mult	i Story ()	
F 8 8 8	0 (1		/ 1 1 s	sf) 23 7 7 6 6 6											
		4	Real Property in the	Sub Areas			D.	ilding V	aluation		Co	nstruction	Detail		
		Descri	ption	Living Are C		0075	Year Built		aiuduOII	2007	Imp Type	R1	Bedrooms	3	
FLA GAR	GAR	AGE FINI		2,875 0	2,875 483	0	Effective Area Base Rate			2875 92.42	No Stories	1.00	Full Baths	2	
OPF SPF			I FINISHE	0	112 300	0	Base Rate Building RCN			92.42 316,368	Quality Grade	655	Half Baths	1	
							Condition			EX	Wall Type	03	Heat Type	6	
							% Good Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0	
			TOTALS	2,875 3	3,770		Building RCNI			306,877	Roof Cover		Type AC		

LCPA Property Record Card Roll Year 2025

Status: A

2024-0300 Comp 1 12/2/2024 By PRC Run:

> 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			

	Building Permits														
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descri	ption	Review I	Date	CO Date
2019 2008	18-1622 BR06-011	50	11-28-20 01-01-20		03-13-2 07-02-2	019		1,50 250,44	0 0002	SCRN IN BAL SFR 3/BR 3/B	APPALACHEE CIR	03-13-2 01-17-2	019		
	1			Sale	es Informa	ation			_			Exer	nptions		
Instrume	ent No	Boo	k/Page	Sa	ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	<u>ו</u>	Year	Amount
202308 201802		6174 5078 4666 4609 4598	2476 0479 1985	03- 07- 03-	06-2023 12-2018 31-2015 20-2015 02-2014	WD WD WD WD		01 Q U U		460,000 265,000 225,000 157,500 348,800					
													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
65,000	306,877	0	371,877	0	371877	0.00	371877	371877	371,877

Parcel Notes

3415/521 TODD H FROST SINGLE

08FC FLA2 OVER FLA1 MB 070207

4598/106 TODD H FROST TO NATIONSTAR MORTGAGE LLC 4609/1985 NATIONSTART MTG LLC TO MARGARET & PATRICK LAW HW

15X COURTESY HX CARD SENT 052115

15CC DONALD & LOURDES GIORDANO FILED FOR 16 HX AND PORT DML 081815

4666/479 MARGARET & PATRICK LAW TO DONALD T & LOURDES GIORDANO HW

15X COURTESY HX CARD SENT 092115

16X RECD PORT REQ FOR GIORDANO FROM AK 3825401

5078/2476 DONALD T & LOURDES GIORDANO TO LORRAINE O'REILLY UNMARRIED AND TRACY M DESCHLER MARRIED ONLY

18X COURTESY HX CARD SENT 042018

19X DONALD T & LOURDES GIORDANO FILED PORT ON AK3788825 RRB 110518

19X COURTESY HX CARD SENT 010219 19FC SFR GOOD COND OPF5 TO SPF JDB 031319

6174/215 LORRAINE O'REILLY AND TRACY & DOUGLAS PAUL DESCHLER TO DALE UPDIKE MARRIED

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Alternate Ke Parcel ID		-0010-000-03000		A Prop I Year 2	oerty Reco 025 Sta	ord Ca tus: A	2024-0300 Comp 2 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
MAURICE JIN	ETTE							Site A	ddress 2080 TAVA			32778
2080 APPALA	CHEE CIR							Mill G	roup 000T	N	BHD 064	45
TAVARES	FL	32778						001	Property U 00 SINGL	se E FAMILY	Last Insp TRF 01-	
Legal Descrip	tion											
	SE 1 PB 60 I	PG 45-49 LOT 30 C	RB 6129 PG 1	553								
Land Lines	Front Dep	oth Notes	Un	its	Unit	Depth	Loc	Shp	Phys	Class Val	Lar	
1 0100	0 0	Auj	1	.00 LT	Price 65,000.00	Factor 0.0000	Factor 1.00	Factor 1.000	Factor 1.000		vai	ue 65,000
	Total Acres	0.00		JV/Mkt 0			Tota	Adj JV/M	 1kt			65,000
	sified Acres	0	Classified	JV/Mkt 65	,000 Sketch		Classified	Adj JV/M	1kt			00,00
Bldg 1 Sec	c 1 of	1	Replaceme	ent Cost	284,289		Deprec Bl	dg Value	275,760	Mul	lti Story	1
	sf) 0 2 PF 56 s 13 2 1 30 A (x 326	2										
	Bui	ilding Sub Areas			Bu	uilding Va	aluation		Co	onstructio	n Detail	
Code FLA FINISH	Description ED LIVING A	Living Are	Gross Are E 2,748	0740	Year Built			2015	Ітр Туре	R1	Bedrooms	4
GAR GARA	GE FINISH	0	420 292	0	Effective Area Base Rate			2748 84.96	No Stories	2.00	Full Baths	-
OPF OPEN	PORCH FINI	SHE 0	292	0	Building RCN			284,289	Quality Grad	e 655	Half Baths	
					Condition % Good			EX 97.00	Wall Type	03	Heat Type	
					Functional Ob			0	Foundation	3	Fireplaces	
	TC	DTALS 2,748	3,460 2,	748	Building RCNI	_D		275,760	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2025 Status: A

2024-0300 Comp 2 12/2/2024 Bv PRC Run:

> 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					

								Bui	lding Peri	nits					
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descri	ption	Review D	Date (CO Date
2016	15-00000	355	03-20-20)15	07-23-2	015		333,42	2 0001	SFR 5/3 2080	APPALA	ACHEE CIR	07-23-20	015 07	-09-2015
				Sale	es Informa	ation						Evo	nptions		
Instrume	ant No	Boo	k/Page		ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
							1		vac/imp		039	HOMESTEA		2024	
202304	6787	6129			-20-2023	WD	Q	01		407,000	039	ADDITIONAL HOM		2024	
		4663			-31-2015	WD	QU	Q M	I V	215,500	000	ADDITIONAL HOM	LUILAD	2027	23000
		4410			21-2013	WD WD		M	VV	557,500 606,900					
		3986	0922	12-	-22-2010			IVI	v	606,900					
												•	Total		50,000.00
L							1								,

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				
65,000	275,760	0	340,760	0	340760	50,000.00	290760	315760	340,760				
	Parcel Notes												

VAB 2009 443 DLS 100209

10 STATE OF FLORIDA CERT OF MERGER BT M/I HOMES OF LAKE COUNTY AND SURVIVING ENTITY M/I HOMES OF ORLANDO LLC DTD 122007 DW 061210

3986/922 M/I HOMES OF ORLANDO LLC TO ETOWAH INVESTMENTS LLC

3986/922 M SALE INCL OVER 25 PARCELS IN ETOWAH SUB AND M&B 4410/2290 ETOWAH INVESTMENTS LLC TO KB HOME ORLANDO LLC

4410/2290 M SALE INCL OVER 25 PARCELS IN ETOWAH SUB 4663/1785 KB HOME ORLANDO LLC TO LORI W & CARY S HADLEY HW

15X COURTESY HX CARD SENT 092115

16X COURTESY HX CARD SENT 012716

23CC EFILE HX APP CP 022523

6129/1553 CARY S & LORI W HADLEY TO JINETTE MAURICE MARRIED

23CC SUBMITTED HX PORT APP WILL SUBMIT A DISSOLUTION OF MARRIAGE ACS 080923

***Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.**

Alternate Parcel ID			000-0790		CPA Prop Roll Year 2	oerty Reco 025 Sta	ord Ca tus: A	2024-0300 Comp 3 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
SMITH PAT	RICIA A & E								Site A	ddress 1756	COLLEGE	PARK DR	
1756 COLL	EGE PARK I	DR							Mill G		RES · NI	FL BHD 211	32778 8
TAVARES		FL	32778						001	Property U	se E family	PJF 01-	
Legal Desc	ription												
LAKE ELSI	E RESERVE	E PB 61 PG	577-79 LOT	79 ORB 61	51 PG 493								
Land Lines			Notes			Unit	Depth	Loc	Shp	Phys		Lan	Ч
LL Code		Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	le
1 0100	0	0			1.00 LT	45,000.00	0.0000	1.25	1.000	1.000		0	56,250
	Total Acr		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 56	250		Tota Classified	I Adj JV/N	1kt		-	56,250 0
			<u> </u>		·	Sketch	I			•			U
Bldg 1	Sec 1	of 1		Replac	ement Cost	225,639		Deprec Bl	dg Value	218,870	Mul	ti Story (0
10 29 13 13 GA (51 27	4	847 7 1 23 7 6 2 9	4 6 9 9 6	5 1) 14 14	5								
Code	Descript		Living Are	Gross Are	Eff Area		ilding Va	aluation	2008	Co Imp Type	onstruction R1	n Detail Bedrooms	3
FLA FIN	Descript ISHED LIVIN	ion IG AREA	Sub Areas Living Are 1,847 0	1,847	1847 0	Year Built Effective Area		aluation	2008 1847				3
FLA FIN GAR GAF	Descript	ion IG AREA H	Living Are 1,847		1847 0 0	Year Built Effective Area Base Rate			1847 99.22	Imp Type	R1 1.00	Bedrooms	
FLA FIN GAR GAR	Descript ISHED LIVIN RAGE FINIS	ion IG AREA H	Living Are 1,847 0	1,847 512	1847 0 0	Year Built Effective Area			1847	Imp Type No Stories Quality Grad	R1 1.00 e 655	Bedrooms Full Baths Half Baths	2 0
FLA FIN GAR GAR	Descript ISHED LIVIN RAGE FINIS	ion IG AREA H	Living Are 1,847 0	1,847 512	1847 0 0	Year Built Effective Area Base Rate Building RCN			1847 99.22 225,639	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	2

Alternate Key 3864155 Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card Roll Year 2025 Status: A

2024-0300 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Parcel	ID 21	-19-26-0	0600-000	0-07900		Ro	II Yea	r 202	5 Sta	atus: A			Card #	1 c	of 1
						*Onh			aneous F records a	Features are reflected	l below				
Code		Descri	ption		Unit		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	Value
	SWIMMIN			ITIAL		1.00		SF	35.00	2008	2008	5985.00			5,087
	POOL/CO				327.00			SF	5.38	2008	2008	1759.00			1,231
			ED STRUC	STRUCTURE		3.00		SF	3.50	2008	2008	3651.00			2,191
PUG2	POOL UP	GRADE				1.00	ι	JT	4000.00	2008	2008	4000.00	85.00		3,400
Roll Yea	ar Per	mit ID	Issue Da	ate C	omp D	ate	Am	Bui nount	Iding Per	mits	Descri	otion	Review I	Date C	O Date
2011	IMPS		05-22-20		4-11-20				1 0008	CHECK FL		GCF FOR 11	04-11-2		0 2 4 10
2009	RA07-0	0745	03-26-20		6-19-20	800		3,79		SEN 898S	F		06-19-20		
2009	PL07-0		03-26-20		6-19-20			21,00		POL FOR (06-19-20		
2009	BR07-0		03-26-20		5-19-20			176,73			SFR FOR 09 POL 12X24 W/DECK SFR 1756 COLLEGE PARK DR *SEE N			800	
2008	PL07-0		07-17-20		3-26-20			21,00						800	
2008	BR07-0	10492	06-26-20	.0, 0.	3-26-20			176,73	0000 8	JOFK 1/50		ARN DR SEE N	03-26-20	000	
				0-1	. .	4						5			
Instru	iment No	Boo	k/Page	Sales II Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	e Code	Description	nptions	Year	Amount
	3064200	6151				WD	-	01	vac/imp	365,0		HOMESTEA		2024	25000
2023	004200	3923				WD	Q Q	Q		173,5	00	ADDITIONAL HOM		2024	25000
		0020	2010	00 14 2		110	, c			170,0	00				
												•	Total		50,000.00
		•	•	•	•			Va		20414	-				,
								va	lue Sumn	lary					
Land Va	alue B	ldg Value	Misc	Value	Marke	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	ous Valu
56,25	50	218,870	11,	909	287	7,029		0		287029	50,000.0	0 237029	26202	9 2	87,120
	-	-,	,		-	,		-			,			-	- , -
									arcel Not						
										ON ON PERN OMES SFR		HER INFO GIVEN D	V 121207		
												, EY A & EVA L BENE	VIT HW		
	R GOOD (
	B JEFFRE			IT TO PA	TRICIA	A & E	RIAN	P SMIT	'H HW						
24CC EF	FILE HX AF	P CP 011	624												
												ser for the sole purpo			
												e Code. The Lake C			
												s use or interpretation ed Site Notice on ou			
	whorein h		orty, and			onity d	JJUUId		1 110 130	or misuse. O				or ucialis.	