



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *At Key 3859932*

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>2024-0300</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AR Leasing Company</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>15-19-26-0010-000-05600 1937 Appalachee Circle</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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"/> 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 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 # 2024-0300	Alternate Key: 3859932	Parcel ID: 15-19-26-0010-000-05600
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1937 APPALACHEE CIR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMERICAN RESIDENTIAL LEASING COMPANY LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 267,832	\$ 267,832
2. Assessed or classified use value, *if applicable	\$ 254,400	\$ 254,400
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 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

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
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	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		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,551	2,875	-66200	2,748	-59850	1,847	-14800
Year Built	2007	2007		2015		2008	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.5	-4000	3.5	-11000	2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 17.5%	-70200	-Net Adj. 19.7%	-70850	-Net Adj. 10.9%	-34800
		Gross Adj. 17.5%	70200	Gross Adj. 19.7%	70850	Gross 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	
	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.

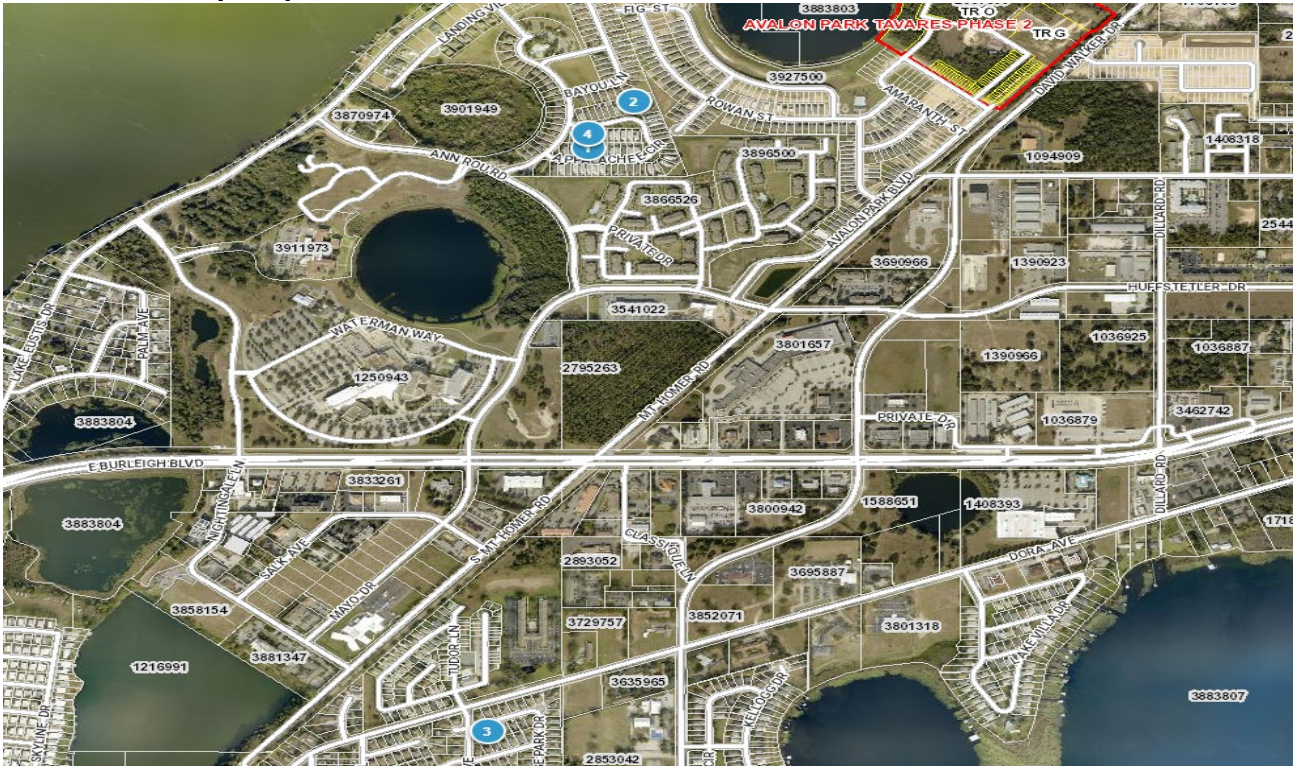
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 TAVARES	-
2	COMP 2	3859906	2080 APPALACHEE CIR TAVARES	SAME SUB
3	COMP 3	3864155	1756 COLLEGE PARK DR TAVARES	1 MILE
4	COMP 1	3859917	2123 APPALACHEE CIR TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3859932
 Parcel ID 15-19-26-0010-000-05600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0300 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

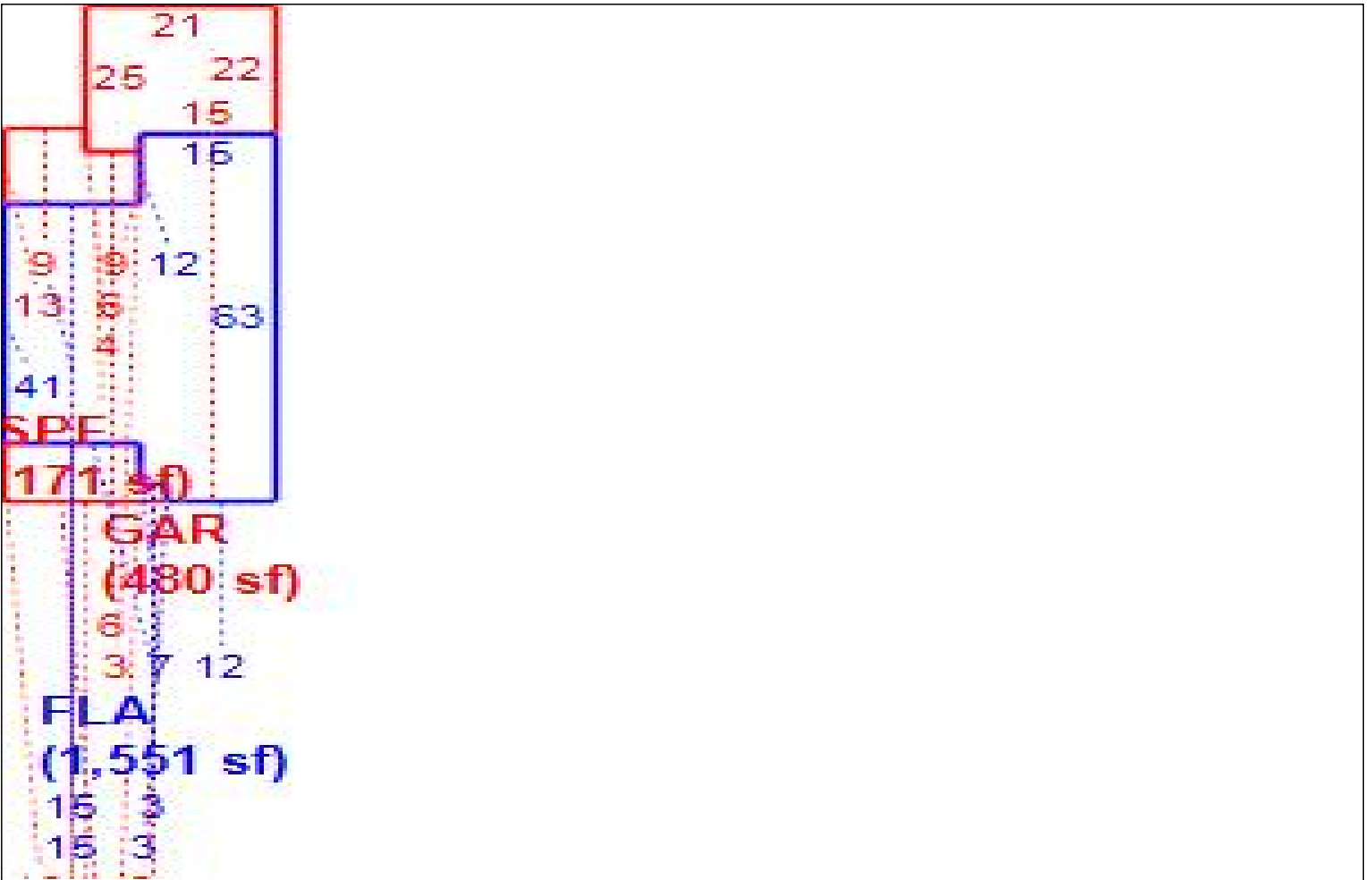
Current Owner
 AMERICAN RESIDENTIAL LEASING COMPA
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 1937 APPALACHEE CIR
 TAVARES FL 32778
 Mill Group 000T NBHD 0645
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-01-202

Legal Description
 ETOWAH PHASE 1 PB 60 PG 45-49 LOT 56 ORB 4510 PG 2072 ORB 4511 PG 1338

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 209,105 Deprec Bldg Value 202,832 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,551	1,551	1551	2007					
GAR	GARAGE FINISH	0	480	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	159	0		Quality Grade	665	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	171	0		Wall Type	03	Heat Type	6	
TOTALS		1,551	2,361	1,551		Foundation	3	Fireplaces	0	
						Building RCNLD	202,832	Roof Cover	2 Type AC 03	

Alternate Key 3859932
 Parcel ID 15-19-26-0010-000-05600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0300 Subject By
 PRC Run: 12/2/2024
 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
2008	BR06-01008	01-01-2007	06-29-2007	135,214	0000	SFR 3/BR 2/BA 1937 APPALACHEE CIR	01-17-2007	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4511 1338	07-15-2014	CT	U	U	I	100				
	4510 2072	07-15-2014	CT	U	U	I	105,000				
	3695 0915	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.

Alternate Key 3859917
 Parcel ID 15-19-26-0010-000-04100

LCPA Property Record Card
 Roll Year 2025 Status: A

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

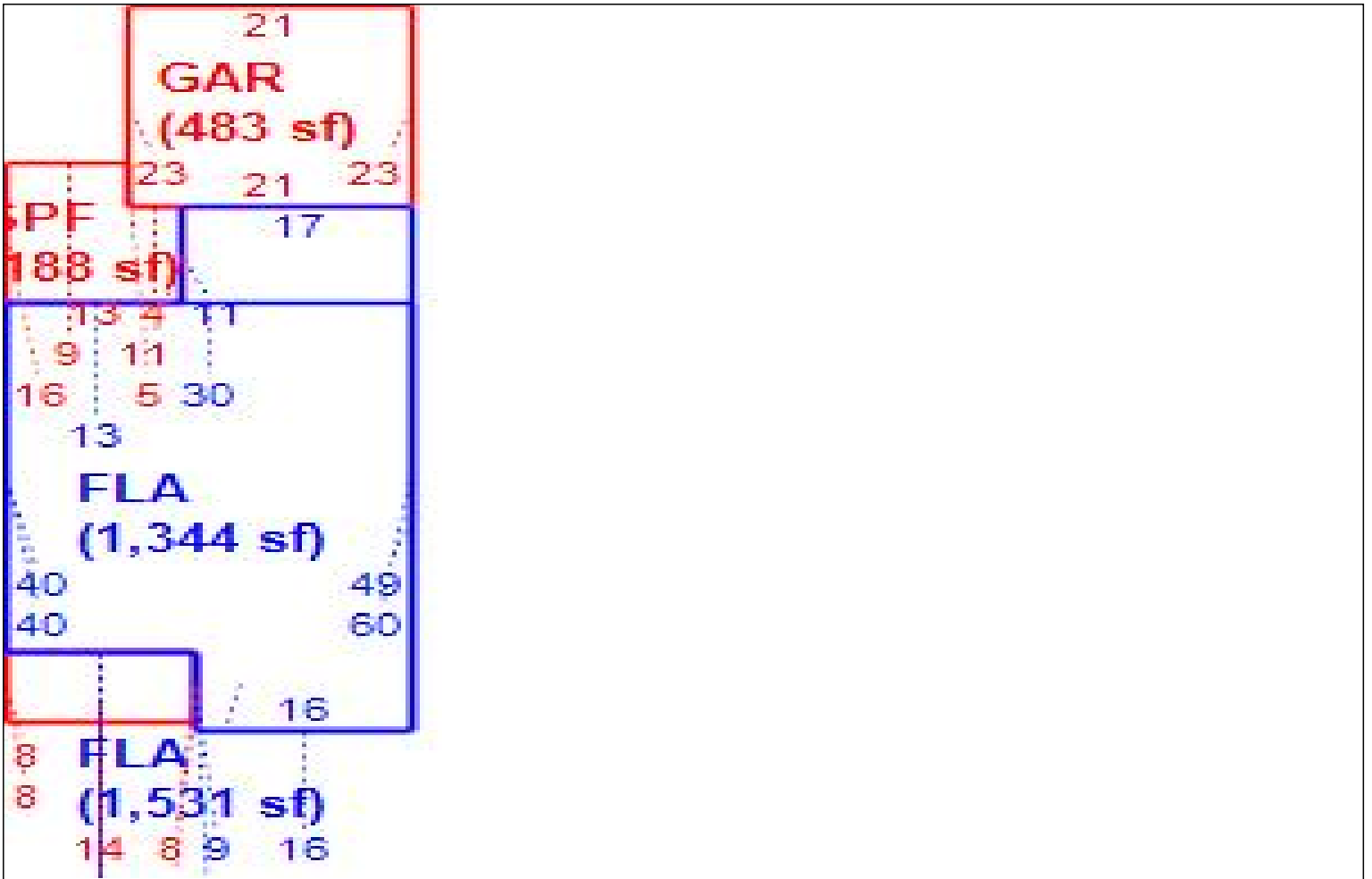
Current Owner		
UPDIKE DALE		
6509 NW 66TH WAY		
PARKLAND	FL	33067

Property Location		
Site Address 2123 APPALACHEE CIR		
TAVARES FL 32778		
Mill Group 000T	NBHD 0645	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 03-13-201

Legal Description
ETOWAH PHASE 1 PB 60 PG 45-49 LOT 41 ORB 6174 PG 215

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 316,368
Deprec Bldg Value 306,877		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	2,875	2,875	2875	2007	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	Effective Area	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	112	0	Base Rate	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	300	0	Building RCN	Foundation	3	Fireplaces	0
TOTALS		2,875	3,770	2,875	Condition	Roof Cover	2	Type AC	03
					% Good				
					97.00				
					Functional Obsol				
					0				
					Building RCNLD				
					306,877				

Alternate Key 3859917
 Parcel ID 15-19-26-0010-000-04100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0300 Comp 1
 PRC Run: 12/2/2024 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	
2019	18-1622	11-28-2018	03-13-2019	1,500	0002	SCRN IN BALCONY	03-13-2019		
2008	BR06-01150	01-01-2007	07-02-2007	250,445	0000	SFR 3/BR 3/BA 2123 APPALACHEE CIR	01-17-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023082967	6174 0215	07-06-2023	WD	Q	01	I	460,000					
2018028728	5078 2476	03-12-2018	WD	Q	Q	I	265,000					
	4666 0479	07-31-2015	WD	Q	Q	I	225,000					
	4609 1985	03-20-2015	WD	U	U	I	157,500					
	4598 0106	12-02-2014	WD	U	U	I	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 NATIONSTAR 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 Key 3859906
 Parcel ID 15-19-26-0010-000-03000

LCPA Property Record Card
 Roll Year 2025 Status: A

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

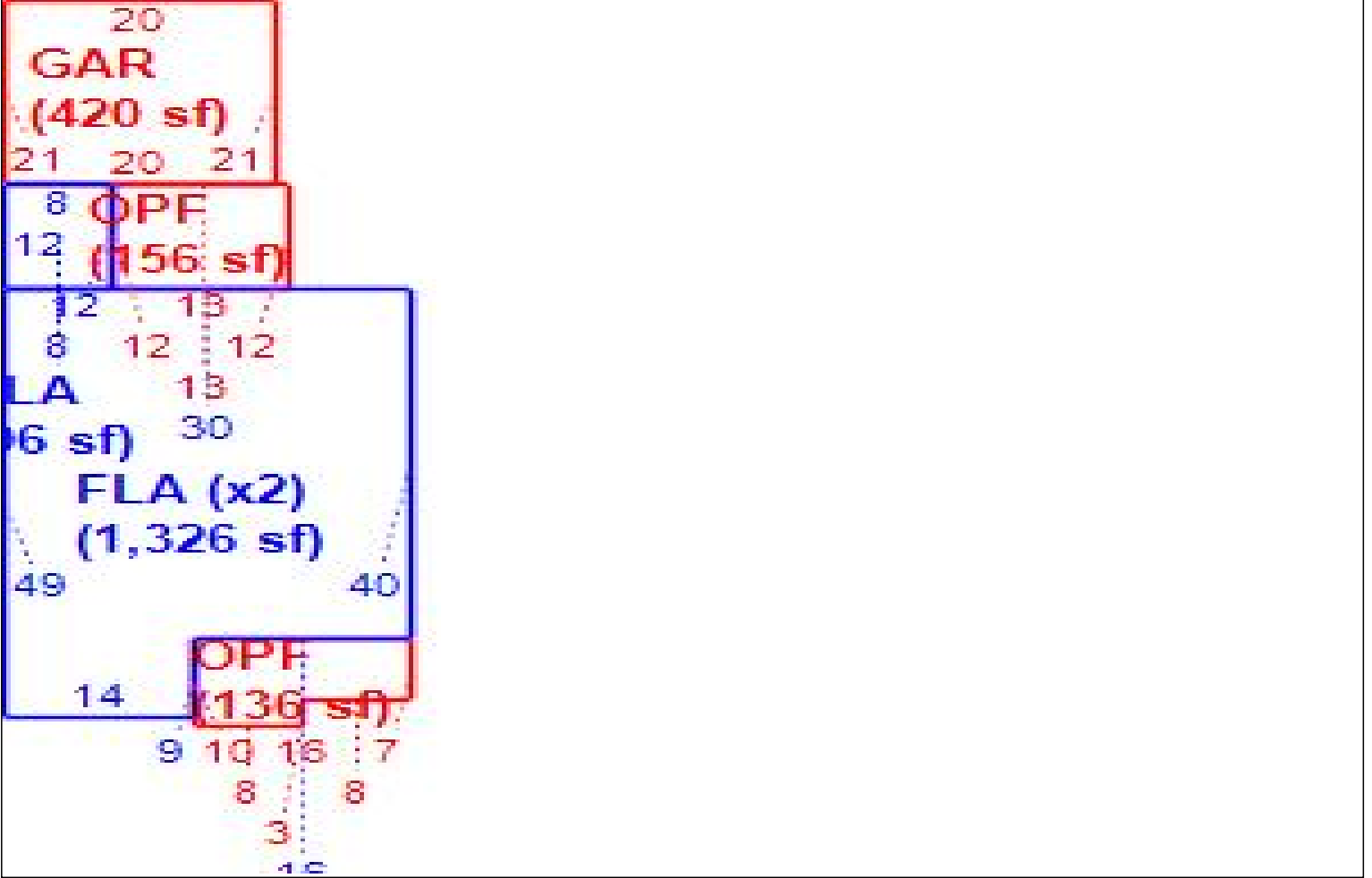
Current Owner		
MAURICE JINETTE		
2080 APPALACHEE CIR		
TAVARES	FL	32778

Property Location		
Site Address 2080 APPALACHEE CIR		
TAVARES FL 32778		
Mill Group	000T	NBHD 0645
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 ETOWAH PHASE 1 PB 60 PG 45-49 LOT 30 ORB 6129 PG 1553

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000			
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 284,289 Deprec Bldg Value 275,760 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,748	2,748	2748	2015	No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	84.96	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	292	0	284,289	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	275,760	Type AC	03
TOTALS		2,748	3,460	2,748					

Alternate Key 3859906
 Parcel ID 15-19-26-0010-000-03000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0300 Comp 2
 PRC Run: 12/2/2024 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	
2016	15-00000355	03-20-2015	07-23-2015	333,422	0001	SFR 5/3 2080 APPALACHEE CIR	07-23-2015	07-09-2015	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023046787	6129 1553	04-20-2023	WD	Q	01	I	407,000	039	HOMESTEAD	2024	25000	
	4663 1785	07-31-2015	WD	Q	Q	I	215,500	059	ADDITIONAL HOMESTEAD	2024	25000	
	4410 2290	11-21-2013	WD	U	M	V	557,500					
	3986 0922	12-22-2010	WD	U	M	V	606,900					
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	
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

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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

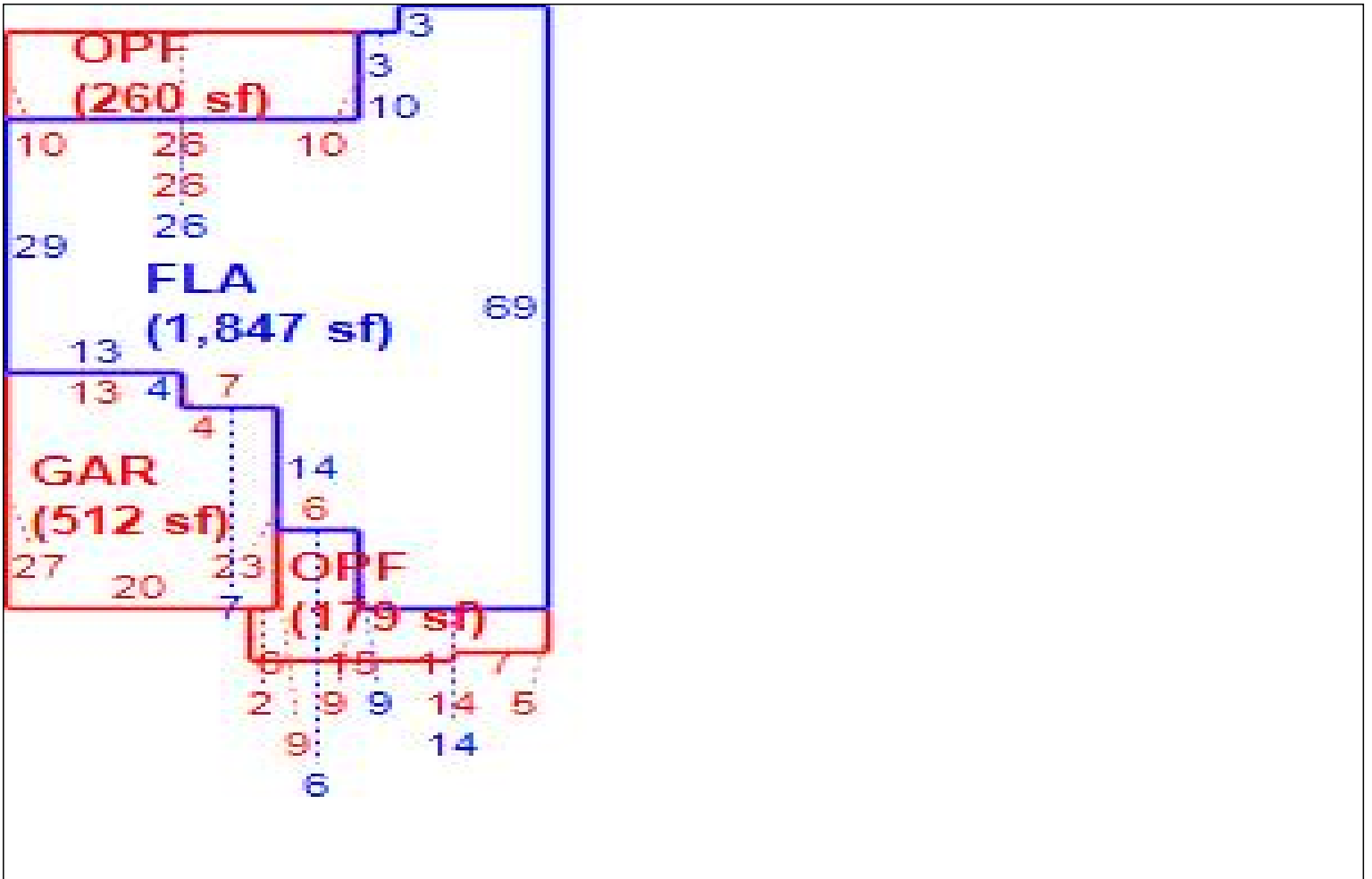
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

Property Location		
Site Address 1756 COLLEGE PARK DR		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LAKE ELSIE RESERVE PB 61 PG 77-79 LOT 79 ORB 6151 PG 493

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	45,000.00	0.0000	1.25	1.000	1.000	0	56,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,250		
Classified Acres		0		Classified JV/Mkt		56,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,639
Deprec Bldg Value 218,870		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	1,847	1,847	1847	2008	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	512	0	99.22	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	439	0	225,639	Wall Type	03	Heat Type	6
TOTALS		1,847	2,798	1,847	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,870				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	171.00	SF	35.00	2008	2008	5985.00	85.00	5,087
PLD2	POOL/COOL DECK	327.00	SF	5.38	2008	2008	1759.00	70.00	1,231
SEN2	SCREEN ENCLOSED STRUCTURE	1043.00	SF	3.50	2008	2008	3651.00	60.00	2,191
PUG2	POOL UPGRADE	1.00	UT	4000.00	2008	2008	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	IMPS	05-22-2010	04-11-2011	1	0008	CHECK FLA BACK TO GCF FOR 11	04-11-2011		
2009	RA07-00745	03-26-2008	06-19-2008	3,794	0000	SEN 898SF	06-19-2008		
2009	PL07-00577	03-26-2008	06-19-2008	21,000	0000	POL FOR 09	06-19-2008		
2009	BR07-00492	03-26-2008	06-19-2008	176,738	0000	SFR FOR 09	06-19-2008		
2008	PL07-00577	07-17-2007	03-26-2008	21,000	0000	POL 12X24 W/DECK	03-26-2008		
2008	BR07-00492	06-26-2007	03-26-2008	176,738	0000	SFR 1756 COLLEGE PARK DR *SEE N	03-26-2008		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064200	6151	0493	05-24-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
	3923	2316	05-14-2010	WD	Q	Q	I	173,500	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	
56,250	218,870	11,909	287,029	0	287029	50,000.00	237029	262029	287,120	

Parcel Notes

07BP BR07-00492 AND PL07-00577 KEYED TO THIS AK AS PER PHYS LOCATION ON PERMIT NO OTHER INFO GIVEN DW 121207
 09FC FLA3 IS ENCLOSED FROM GCF FOR OFFICE UNTIL MODEL/OFFICE BECOMES SFR MB 061908
 3923/2316 MASTERPIECE HOMES LLC SUCC BY MERGER TO MASTERPIECE HOMES INC TO JEFFREY A & EVA L BENEVIT HW
 11FC SFR GOOD COND FLA3 TO GCF JDB 041111
 6151/493 JEFFREY A & EVA L BENEVIT TO PATRICIA A & BRIAN P SMITH HW
 24CC EFILE HX APP CP 011624

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