



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3854720

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>2024-0370</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; A/MH 2015-1</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>25 19 25 0183 000 26700 4494 Caicos Drive</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 # 2024-0370	Alternate Key: 3854720	Parcel ID: 25-19-25-0183-000-26700
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 4494 CAICOS DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 260,988	\$ 260,988
2. Assessed or classified use value, *if applicable	\$ 229,550	\$ 229,550
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 229,550	\$ 229,550

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 3/6/2015 **Price:** \$100 Arm's Length Distressed **Book** 4599 **Page** 2382

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3854720	3854692	3817299	3798000
Address	4494 CAICOS DR TAVARES	541 ANTIGUA AVE TAVARES	4640 TREASURE CAY RD TAVARES	4910 ABACO DR TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$305,000	\$307,500	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.00%	0.80%
Adjusted Sale		\$267,790	\$261,375	\$287,430
\$/SF FLA	\$177.54 per SF	\$196.62 per SF	\$182.91 per SF	\$188.60 per SF
Sale Date		5/1/2023	12/5/2023	10/30/2023
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	1,470	1,362	5400	1,429	2050	1,524	-2700
Year Built	2007	2015		2004		2002	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		HTB	-3500
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 2.0%	5400	Net Adj. 0.8%	2050	-Net Adj. 2.2%	-6200
		Gross Adj. 2.0%	5400	Gross Adj. 0.8%	2050	Gross Adj. 2.2%	6200
Adj. Sales Price	Market Value \$260,988	Adj Market Value	\$273,190	Adj Market Value	\$263,425	Adj Market Value	\$281,230
	Value per SF 177.54						

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.

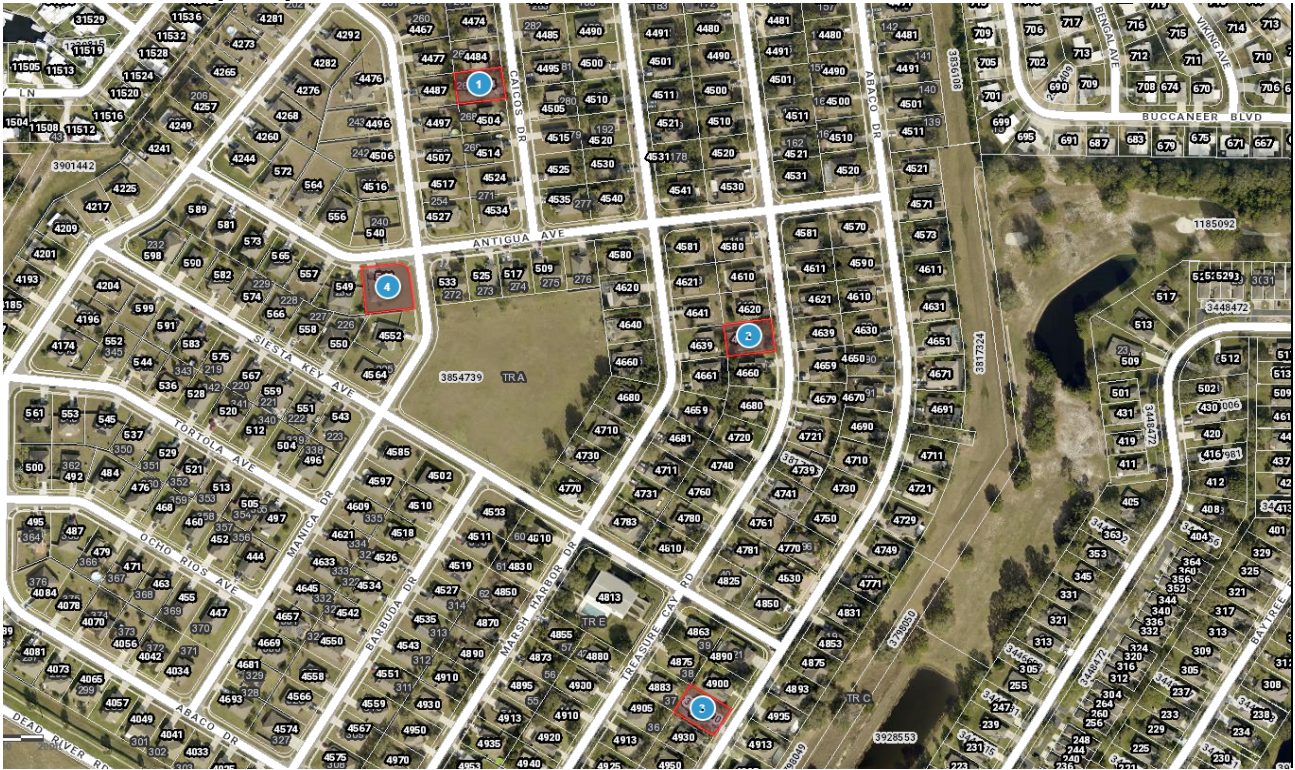
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0370 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3854720	4494 CAICOS DR TAVARES	-
2	COMP 2	3817299	4640 TREASURE CAY RD TAVARES	SAME SUB
3	COMP 3	3798000	4910 ABACO DR TAVARES	SAME SUB
4	COMP 1	3854692	541 ANTIGUA AVE TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3854720
 Parcel ID 25-19-25-0183-000-26700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0370 Subject
 PRC Run: 12/2/2024 By

Card # 1 of 1

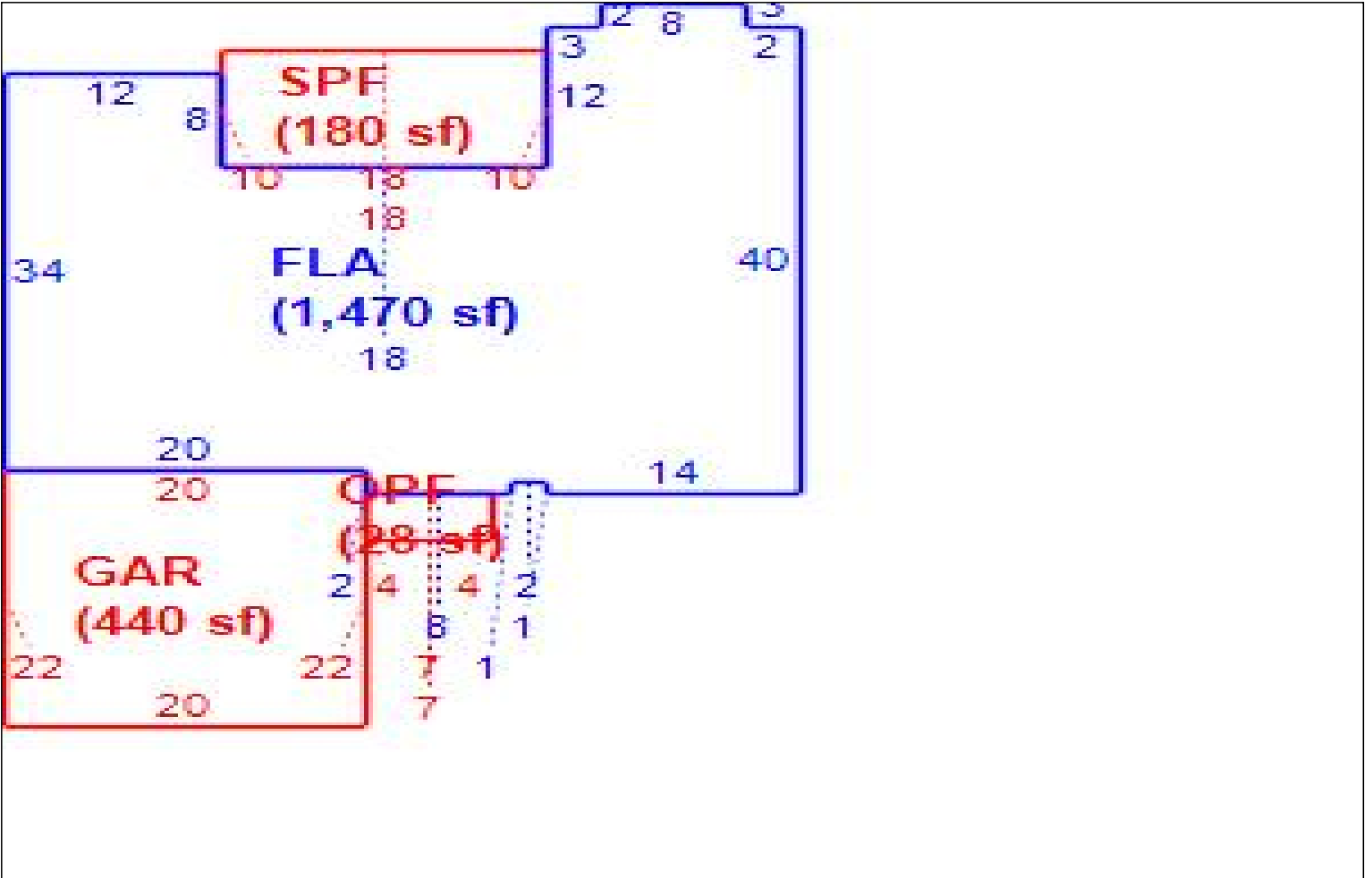
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location			
Site Address	4494 CAICOS DR	FL	32778
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-17-202

Legal Description
 GROVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 267 ORB 4599 PG 2382

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000		
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 187,616
Deprec Bldg Value 181,988		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	1,470	1,470	1470	2007	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	101.77	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	187,616	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	180	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,470	2,118	1,470	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					181,988				

Alternate Key 3854720
 Parcel ID 25-19-25-0183-000-26700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0370 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	BR06-01026	01-01-2007	07-24-2007	130,812	0000	SFR 3/BR 4494 CAICOS DR	07-24-2007	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599 2382	03-06-2015	WD	U	M	I	100				
	4441 0170	01-31-2014	WD	U	U	I	122,000				
	4414 0785	10-10-2013	QC	U	U	I	100				
	4384 0792	09-05-2013	CT	U	U	I	100				
	3379 0226	02-28-2007	WD	Q	Q	I	213,300				
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
79,000	181,988	0	260,988	8488	252500	0.00	252500	260988	260,988

Parcel Notes

3379/226 UNITED PARTNERS GROUP LTD TO KATHLEEN A COURTNEY UNMARRIED
 3664/0349 KATHLEEN ANNE COURTNEY MARRIED JAY ANTHONY LOWERY 080808
 09TR ADDRESS CHANGED FROM 4494 CAICOS DR TAVARES TO 12328 S PUTNEY CT LEESBURG 090809
 09TRIM LOC FROM 160 TJW 091609
 10X KATHLEEN COURTNEY FILED PORTABILITY ON AK2744014
 4384/792 CT VS KATHLEEN A COURTNEY ET AL PROP SOLD TO BANK OF AMERICA NA
 4414/785 BANK OF AMERICA NA TO FEDERAL HOME LOAN MTG CORP
 4441/170 FEDERAL HOME LOAN MTG CORP TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 4599/2382 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LLC
 4599/2382 M SALE INCL OVER 25 PARCELS MULTI SUBS
 22TR NOT DELIVERABLE AS ADDRESSED 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 23TR UNABLE TO FORWARD ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 24TR NOT DELIVERABLE AS ADDRESSED ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 2148

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 3854692
 Parcel ID 25-19-25-0183-000-23900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0370 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

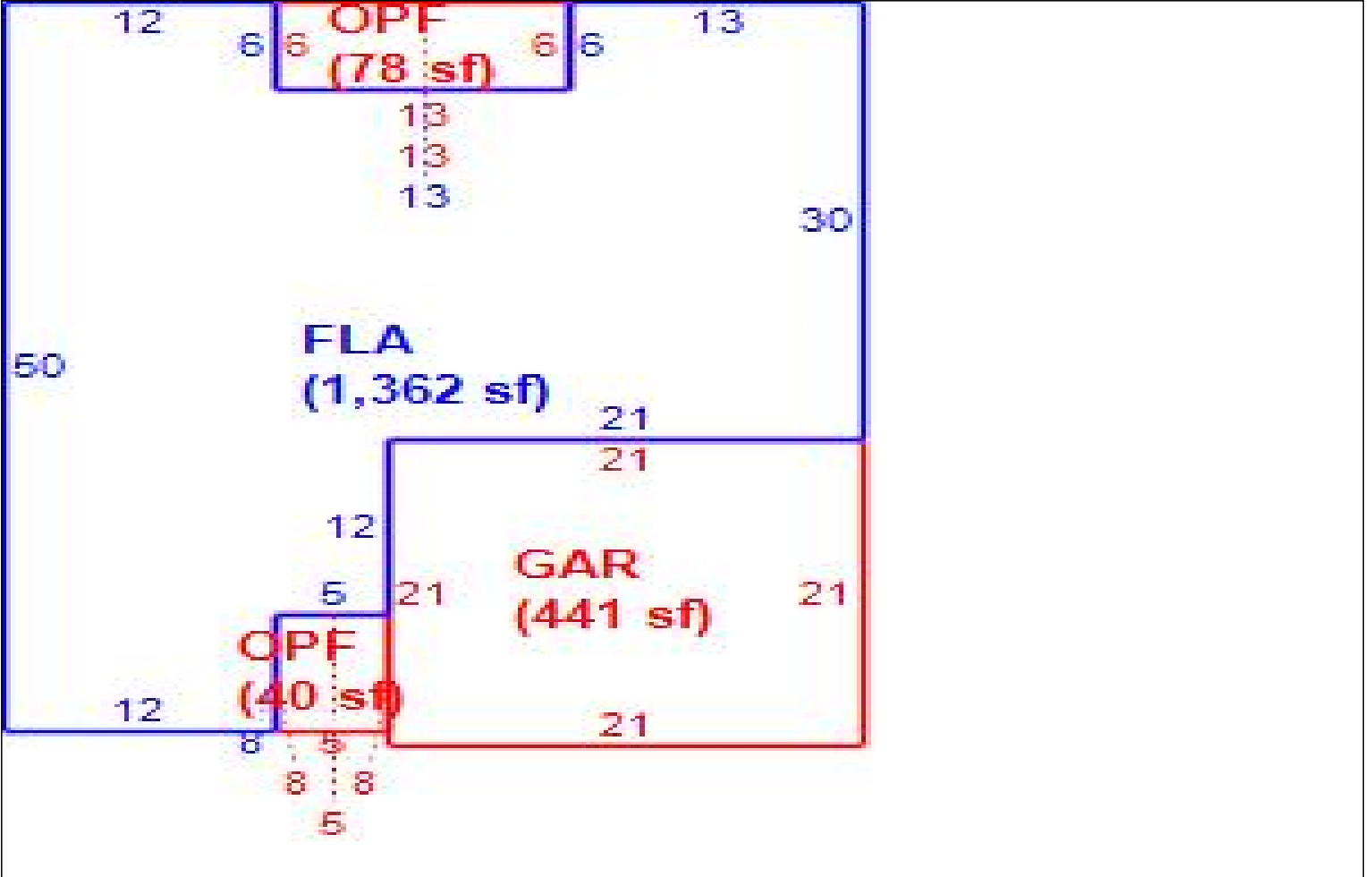
Current Owner		
STUECK JAMIE L		
541 ANTIGUA AVE		
TAVARES	FL	32778

Property Location			
Site Address 541 ANTIGUA AVE			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-17-202

Legal Description
 GROVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 239 ORB 6154 PG 1550

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000		
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 176,355 Deprec Bldg Value 171,064 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	1,362	1,362	1362	2015	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	102.93	Quality Grade	655	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	118	0	176,355	Wall Type	03	Heat Type	6	
TOTALS		1,362	1,921	1,362	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					171,064					

Alternate Key 3854692
 Parcel ID 25-19-25-0183-000-23900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0370 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	
2016	14-00001370	01-12-2015	07-24-2015	188,848	0001	SFR 3/2 541 ANTIGUA AVE	07-27-2015	04-16-2015	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023066765	6154	1550	05-01-2023	WD	Q	01	I	305,000	039	HOMESTEAD	2024	25000
	4658	0057	07-16-2015	WD	Q	Q	I	166,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4562	0910	12-08-2014	WD	U	M	V	500,000				
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	
79,000	171,064	0	250,064	18294	231770	50,000.00	181770	206770	250,064	

Parcel Notes

06 CORNER LOT CITY OF TAVARES GIVES OWNER A CHOICE OF EITHER 541 ANTIGUA AVE OR 4546 MANICA DR ADDRESS
 09TRIM LOC FROM 160 TJW 091609
 4562/910 UNITED PARTNERS GROUP LTD TO LGI HOMES - FLORIDA LLC
 4562/910 M SALE INCL 20 PARCELS GROVES AT BAYTREE PH 4
 4658/57 LGI HOMES - FLORIDA LLC TO JAY RAY LAWRENCE MARRIED
 15X COURTESY HX CARD SENT 092115
 16X COURTESY HX CARD SENT 012716
 17 MAILING ADDR CHGD PER NCOA INFO DW 072617
 18 MAILING ADDR CHGD PER NCOA INFO DW 080218
 19TR NOT DELIVERABLE AS ADDRESSED 315 92ND ST APT 3R BROOKLYN NY 11209 6378
 22TR ATTEMPTED NOT KNOWN 315 92ND ST APT 3R BROOKLYN NY 11209 6378
 6154/1550 JAY RAY & MAGDA LAWRENCE TO JAMIE LORYNN GREGORY MARRIED
 23X RECD NAME UPDATE REQ WITH MARR LIC AND FL DR LIC FOR JAMIE SENT INFO TO TRA INFO SCANNED AS 072523
 23CC EFILE HX PORT APP CP 072523
 6142/526 JAMIE LORYNN GREGORY MARRIED ZACHARIAH FREDERICK STUECK 051223 ML

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Alternate Key 3817299
Parcel ID 25-19-25-0181-000-11400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0370 Comp 2
PRC Run: 12/2/2024 By

Card # 1 of 1

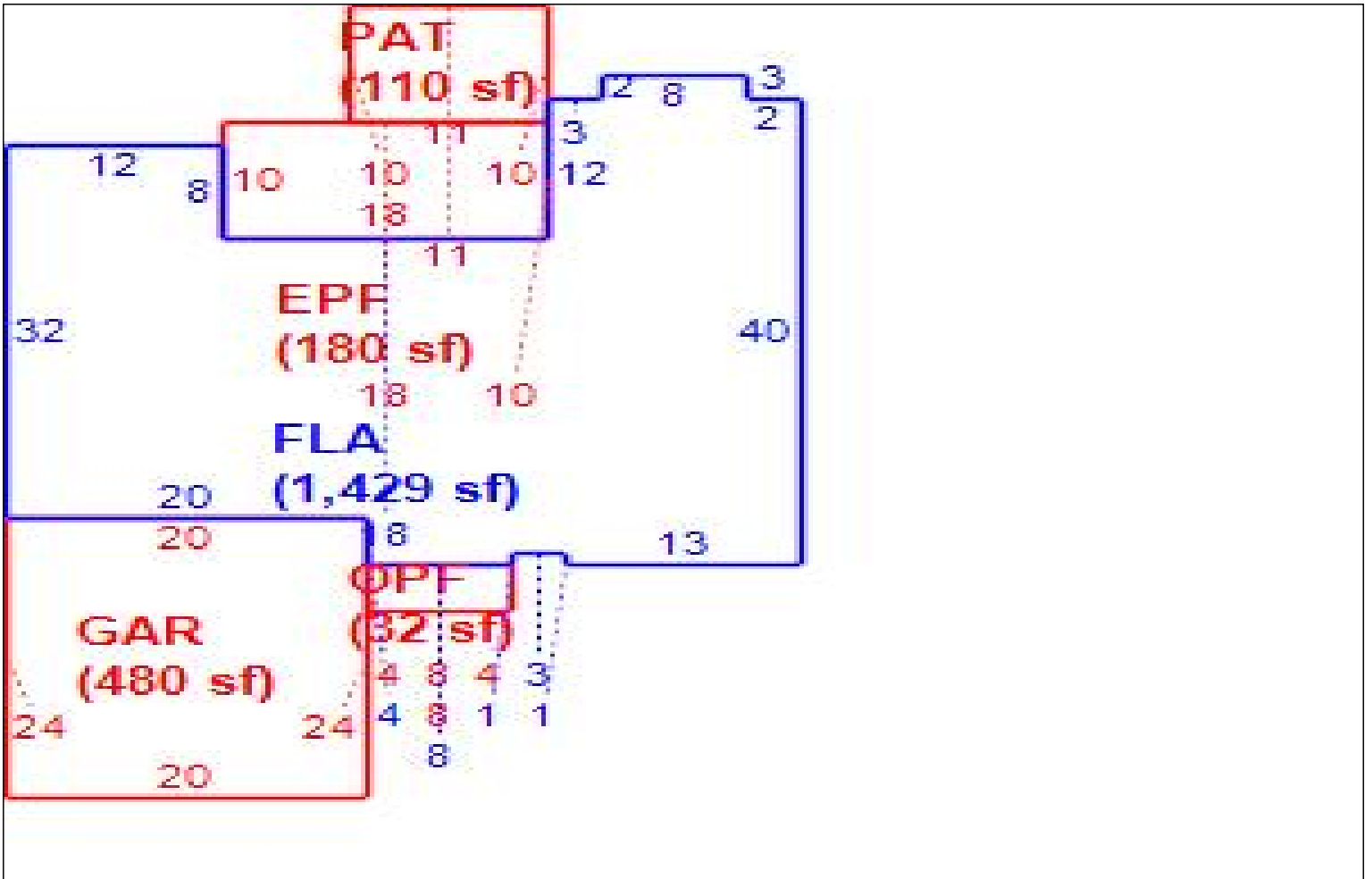
Current Owner		
ATKINS JUSTIN B & KATELYN T		
4640 TREASURE CAY RD		
TAVARES	FL	32778

Property Location		
Site Address 4640 TREASURE CAY RD		
TAVARES FL 32778		
Mill Group	000T	NBHD 0643
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-17-202

Legal Description
GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 114 ORB 6255 PG 1293

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000			
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 174,865
Deprec Bldg Value 169,619		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
EPF	ENCLOSED PORCH FIN	0	180	0	2004				
FLA	FINISHED LIVING AREA	1,429	1,429	1,429	Effective Area	1429	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	480	0	Base Rate	95.77	Quality Grade	645	Half Baths 0
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	174,865	Condition	EX	Wall Type 03
PAT	PATIO UNCOVERED	0	110	0	% Good	97.00	Foundation	3	Heat Type 6
TOTALS		1,429	2,231	1,429	Functional Obsol	0	Roof Cover	3	Fireplaces 0
					Building RCNLD	169,619			Type AC 03

Alternate Key 3817299
 Parcel ID 25-19-25-0181-000-11400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0370 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	
2020	SALE	01-01-2019	05-13-2020		1 0099	CHECK VALUE	05-13-2020		
2005	04-00048	01-01-2004	10-14-2004		1 0000	FILED HX; OCCUPIED 06/23/04			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023150415	6255 1293	12-05-2023	WD	Q	01	I	307,500	039	HOMESTEAD	2024	25000	
2022071624	5961 1830	05-20-2022	WD	Q	01	I	304,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2019008137	5226 0824	01-18-2019	WD	Q	Q	I	190,000					
	4125 2234	02-13-2012	WD	Q	Q	I	108,000					
	4011 1883	02-28-2011	WD	U	U	I	140,000					
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	
79,000	169,619	0	248,619	0	248619	50,000.00	198619	223619	248,619	

Parcel Notes

05 QG FROM 565 FER 021805
 3776/1855 WILLIAM M & JANET A DANIELS TO EQUITY TRUST CO CUSTODIAN FBO RICHARD H PARADIS IRA
 4011/1883 EQUITY TRS CO TO WILLIAM M & JANET A DANIELS HW
 12X WILLIAM DANIELS 78 DECEASED 032211 FL DEATH LIST
 4125/2234 JANET A DANEILS TO ROSE M GOEKEN UNMARRIED
 5226/824 ROSE M GOEKEN TO KAREN STEWART-KRAUSS SINGLE
 19X HX APP SUBMITTED JRF 020819
 20 MLS G5008421 OPF2 IS SPF SFR IN VERY GOOD COND TJW 071919
 20 XFIX FROM 1 TJW 071919
 20CC SUBMITTED REQUEST TO REMOVE HX CS 022120
 20X PER ML 5425/1484 KAREN STEWART-KRAUSS MARRIED JOHN RODIER DB 022520
 20X HX REMOVED PER REQEUST REASON DUE TO MARRIAGE REMOVED FOR 2021 DB 022520
 5425/1484 KAREN STEWART-KRAUSS MARRIED JOHN CHRISTOPHER RODIER 022020 ML
 5961/1830 KAREN LEIGH RODIER FKA KAREN STEWART-KRAUSS TO WOODBRIDGE OPPORTUNITY FUND INC
 6255/1293 WOODBRIDGE OPPORTUNITY FUND INC TO JUSTIN BUCHANAN & KATELYN THERESE ATKINS HW
 24CC EFILE HX APP CP 010624

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Alternate Key 3798000
Parcel ID 25-19-25-0180-000-02300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0370 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

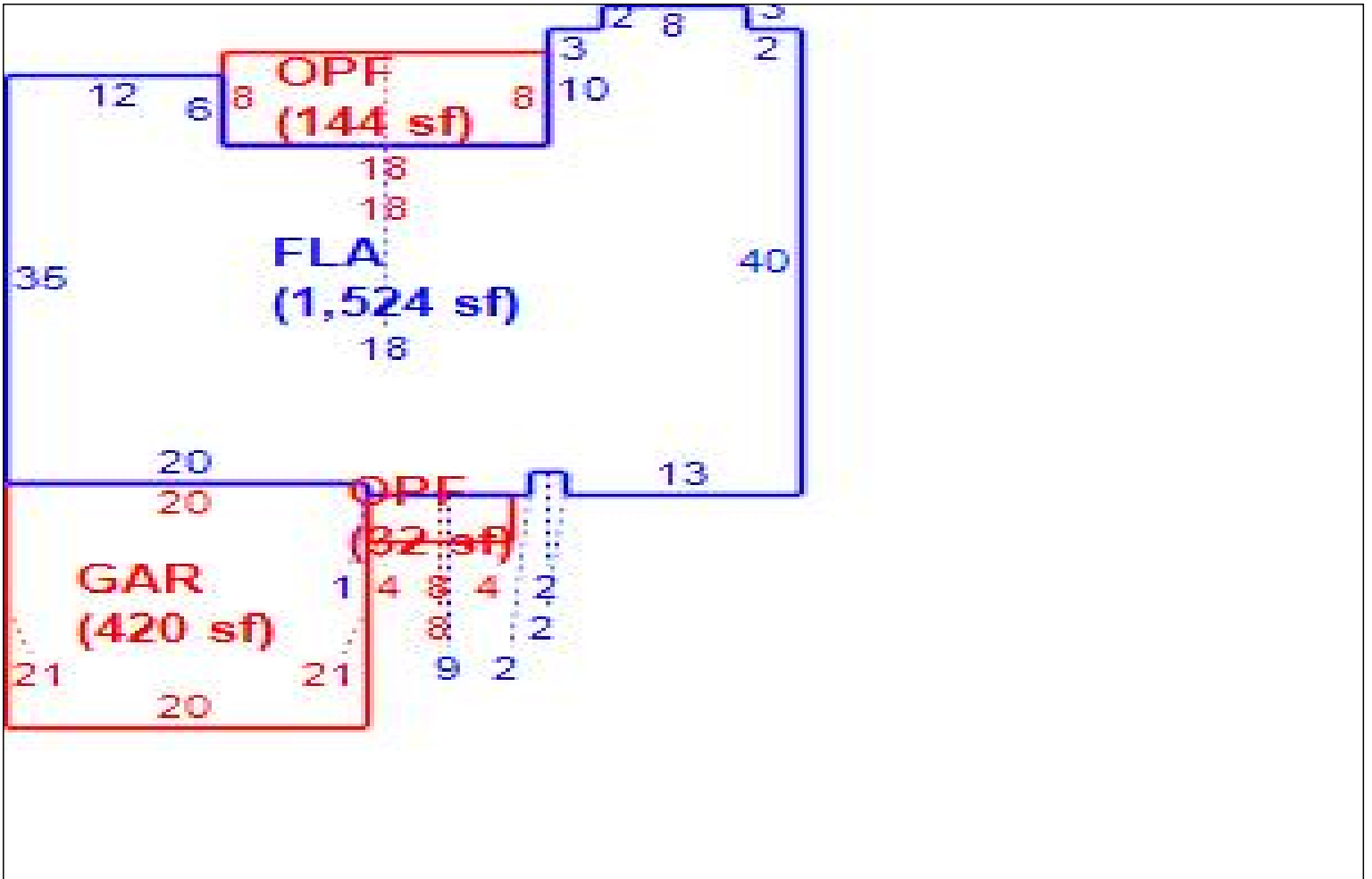
Current Owner		
FERNANDEZ JOAQUIN & OLGA C		
1225 E CHESTNUT ST		
HAZLETON	PA	18201

Property Location			
Site Address 4910 ABACO DR			
TAVARES		FL 32778	
Mill Group 000T	NBHD 0643		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-15-202

Legal Description
TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 23 PB 43 PGS 11-12 ORB 6237 PG 917

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000			
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 178,194 Deprec Bldg Value 172,848 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	1,524	1,524	1524	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	94.45	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	176	0	178,194	Wall Type	03	Heat Type	6
TOTALS		1,524	2,120	1,524	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					172,848				

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 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
PLD2	POOL/COOL DECK	250.00	SF	5.38	2004	2004	1345.00	70.00	942
SEN2	SCREEN ENCLOSED STRUCTURE	756.00	SF	3.50	2004	2004	2646.00	50.00	1,323
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00068	01-23-2004	10-14-2004	10,000	0000	SWIMSPA & DECKING 6X13			
2003	01-00873	01-01-2002	11-25-2002	84,190	0000	SFR/3-4910 ABACO DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023135445	6237	0917	10-30-2023	WD	Q	01	I	335,000				
2021069921	5713	0342	05-07-2021	WD	Q	01	I	134,000				
	4297	0720	03-21-2013	WD	Q	Q	I	129,000				
	2463	2254	11-25-2003	WD	Q	Q	I	144,000				
	2082	1771	03-08-2002	WD	Q	Q	I	126,400				
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	
79,000	172,848	5,765	257,613	0	257613	0.00	257613	257613	257,854	

Parcel Notes

01 LOC FROM 150 FER 030901
 2082/1771 DAVID T ANGELINI SINGLE
 03 QG FROM 600 KH 121002
 03 QG FROM 590 FER 123002
 2463/2254 DAVID T ANGELINI TO PETER D & PATRICIA R NORDSTROM HW
 05FC ADD MISC QG FROM 575 JWP 101404
 4297/720 PETER D & PATRICIA R NORDSTROM TO MIODRAG & SANDRA N SIMIC HW
 5713/342 MIODRAG & SANDRA N SIMIC TO CHRISTOPHER & AMBER ARMSTRONG HW
 21X COURTESY HX CARD SENT 062121
 23CC EFILE HX APP CP 031423
 6237/917 CHRISTOPHER & AMBER ARMSTRONG TO JOAQUIN & OLGA C FERNANDEZ HW

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