

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38/7279

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.

incorporated, by re	GOMPLETED BY			MELENON WE	
Petition #	024-0371	County Lake		ax year 2024	Date received 9./2.24
		COMPLETED BY T	HEPERMONER		
PART 1. Taxpay			* 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	merican Homes 4 Rent, LLC; Al	R Leasing Company	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	25-19-25-018 4750 Abaco	
Phone 954-740-6	5240		Email	ResidentialA	ppeals@ryan.com
	to receive information is b	·			<u> </u>
	petition after the petition of at support my statement.		ched a statement o	f the reasons I	filed late and any
your evidence evidence. The	to the value adjustment boo VAB or special magistrate	ard clerk. Florida law a ruling will occur unde	allows the property a er the same statuto	appraiser to cros ry guidelines as	• •
	☑ Res. 1-4 units☐ Indust☐ Res. 5+ units ☐ Agricu	trial and miscellaneou Itural or classified use	us High-water red	•	distoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Che	ck one. If more thar	n one, file a separa	ate petition.	4.7 4.7 4.7 4.7 4.7 4.7 4.7 4.7 4.7 4.7
Real property Denial of class	value (check one)⊡decre	ease [] increase	☐ Denial of exer	nption Select o	r enter type:
Tangible persor	arent reduction ot substantially complete on nal property value (You m by s.193.052. (s.194.034, s for catastrophic event	ust have timely filed	(Include a date a∐Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determinatio 5 Enter the time		illy similar. (s. 194.01 u need to present you	1(3)(e), (f), and (g ur case. Most hearin), F.S.) ngs take 15 min	rty appraiser's nutes. The VAB is not bound ne time needed for the entire
1	s or I will not be available	to attend on specific	dates. I have attac	hed a list of da	tes.
evidence directly t	t to exchange evidence w to the property appraiser a nce. At the hearing, you ha	at least 15 days befo	re the hearing and		
of your property re information redact	ecord card containing info	rmation relevant to th	ne computation of y	our current as	property appraiser a copy sessment, with confidential d the property record card

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 an without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	on for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign	ature	
Complete part 4 if you are the taxpayer's or an affiliated entity' representatives.		wing licensed
I am (check any box that applies): An employee of	(taypayer or an affiliated en	tity)
A Florida Bar licensed attorney (Florida Bar number		uty).
A Florida real estate appraiser licensed under Chapter 475		D6182
☐ A Florida real estate broker licensed under Chapter 475, F		
☐ A Florida certified public accountant licensed under Chapte		
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential informat	ion from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read to	this petition and of becoming an agen	t for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not list	ed in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or employee	es listed in part 4 above
☐ Attached is a power of attorney that conforms to the requir taxpayer's authorized signature OR ☐ the taxpayer's authorized		executed with the
☐ I am an uncompensated representative filing this petition A	ND (check one)	
the taxpayer's authorization is attached OR the taxpayer	er's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is recappraiser or tax collector.	uired for access to confidential informa	ation from the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	•	2024-0371		Alternate K	ey: 3817279	Parcel	D: 25-19-25-01	81-000-09500	
Petitioner Name	ROBERT	PEYTON, R	YAN LLC				Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property		BACO DR			
Other, Explain:				Address	IA	VARES			
Owner Name	AMERICAN F	DEGIDENTI/	VI LEVSING	Value from	Value befor	e Board Actio	<u> </u>		
Owner Name			AL LLASING	TRIM Notice	Value Bolo	ted by Prop App	i value aπer	Board Action	
4 1 111	COMPANY	LLC			· ·				
1. Just Value, red				\$ 250,48		250,48			
2. Assessed or cl			cable	\$ 226,10	00 \$	226,10	00		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	*required			\$ 226,10	00 \$	226,10	00		
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
						-		_	
Last Sale Date	Sale Date		:e: \$13	0,000	Arm's Length	✓ Distressed	Book <u>4543</u> Page <u>1566</u>		
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	38172		3854		3817		3798000		
Addusss	4750 ABAC		541 ANTIC		4640 TREASL	RE CAY RD	4910 ABA		
Address	TAVAR	ES	TAVA	RES	TAVA	RES	TAVAI	RES	
Proximity			SAME	SUB	SAME	SUB	SAME	SUB	
Sales Price			\$305,	000	\$307,	500	\$335,0		
Cost of Sale			-15		-15		-15		
Time Adjust)%	0.00		0.80		
Adjusted Sale	justed Sale			790	\$261,		\$287,4		
\$/SF FLA	\$170.40 p	er SF	\$196.62	•	\$182.91	·	\$188.60	·	
Sale Date			5/1/2	023	12/5/2	2023	10/30/2	2023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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	2005		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		RESIDENTIA	<u>L</u> .	RESIDENTIAL	-	RESIDENTIAL	-	
View	STREET		STREET		STREET		STREET		
<u> </u>			Net Adj. 2.0%	5400	Net Adj. 0.8%	2050	-Net Adj. 2.2%	-6200	
			Gross Adj. 2.0%		Gross Adj. 0.8%	2050	Gross Adj. 2.2%	6200	
_	Market Value	\$250,484	Adj Market Value	\$273,190	Adj Market Value	\$263,425	Adj Market Value	\$281,230	
Adj. Sales Price	Value per SF	170.40		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	

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 11/27/2024

2024-0371 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3817279	4750 ABACO 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 3817279

Parcel ID 25-19-25-0181-000-09500

Current Owner

LCPA Property Record Card Roll Year 2025 Status: A 2024-0371 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 4750 ABACO DR

TAVARES FL 32778

Mill Group 000T NBHD 0643

Property Use Last Inspection

00100 SINGLE FAMILY TRF 02-17-202

AMERICAN RESIDENTIAL LEASING COMPA

ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS

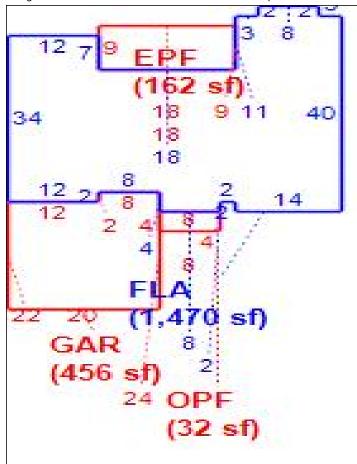
CA 91302-4012

Legal Description

GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 95 ORB 4543 PG 1566

Lan	d 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 A	cres	0.00	JV/Mkt 0			Tota	Adj JV/Mk	t		79,000	
	Cla	assified A	cres	0	Classified JV/Mkt 79	,000	Classified Adj JV/Mkt					0	
	Sketch												

Bldg 1 Sec 1 of 1 Replacement Cost 176,788 Deprec Bldg Value 171,484 Multi Story 0



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3	
	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1,470	162 1,470	0 1470	Effective Area	1470	No Stories	1.00	Full Baths	2	
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	456 32	0	Base Rate Building RCN	95.20 176,788	Quality Grade	645	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS	1,470	2,120	1,470	Building RCNLD	171,484	Roof Cover	3	Type AC	03	

Alternate Key 3817279 Parcel ID 25-19-25-0181-000-09500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0371 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr %Good Code Units Туре RCN Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date BR05-00813 06-13-2005 03-07-2006 131,588 0000 SFR 3BED 4750 ABACO DR 2006 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 4543 | 1566 10-17-2014 WD Ω Ω 130 000

					Val	ue Summ	narv		
								Total	0.00
							5=,555		
3066 2845	0884 0280	01-17-2006 05-04-2005	QC WD	U Q	U Q	I V	0 32,000		
4493 3117	1807 0461	06-12-2014 03-17-2006	CT WD	U Q	U Q	l I	89,000 230,000		

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	171.484	0	250 484	1774	248710	0.00	248710	250484	250 484

Parcel Notes

3066/884 QC UNITED PARTNERS GROUP LTD TO KENNETH D & SANDRA J COOKE HW PURPOSE OF THIS DEED IS TO RELEASE ALL OF GRANTORS RIGHTS

3117/461 ALLEN & IRIS SHENTON HW

09X IRIS SHENTON 63 DECEASED 032409 FL DEATH LIST

10TR NOT DELIVERABLE AS ADDRESSED 4750 ABACO DR TAVARES FL 32778 4784

11TR MOVED LEFT NO ADDRESS 4750 ABACO DR TAVARES FL 32778

12TR NOT DELIVERABLE AS ADDRESSED 4750 ABACO DR TAVARES FL 32778 4784

13TR NOT DELIVERABLE AS ADDRESSED 4750 ABACO DR TAVARES FL 32778 4784

4493/1807 CT VS ALLEN SHENTON ET AL PROP SOLD TO K4 PROPERTIES LLC 4543/1566 K4 PROPERTIES LLC TO AMERICAN RESIDENTIAL LEASING COMPANY LLC

15FC SFR FOR RENT IN GOOD COND SPF4 TO EPA SAD 020215

15TR 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

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Alternate Key 3854692

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

LCPA Property Record Card Roll Year 2025 Status: A 2024-0371 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

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

Current Owner

STUECK JAMIE L

541 ANTIGUA AVE

TAVARES FL 32778

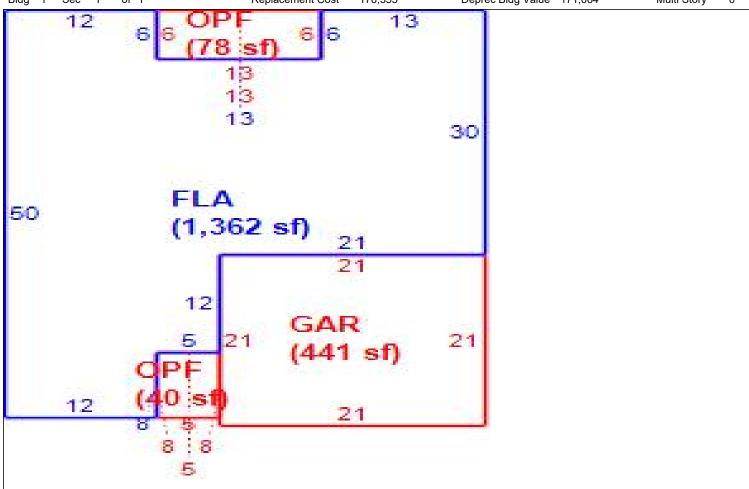
Legal Description

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

Lan	d Lines												
1.1	Use	Front	Depth	Notes	Units	l l	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	1 TOTAL	Берит	Adj	Office	F	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 L	T 50	0,000.00	0.0000	1.58	1.000	1.000	0	79,000
		L	l										
	Total Acres 0.00 JV/Mkt							l Adj JV/MI			79,000		
	Classified Acres 0 Classified JV/Mkt				ct 79,000	t 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 S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,362 0	1,362 441	1362 0	Ellective Area	1362	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	118	0	Base Rate Building RCN	102.93 176,355	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,362	1,921	1,362	Building RCNLD	171,064	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0371 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

	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 A	NTIGUA AVE	07-27-2015	04-16-2015					
		Sale	s Information				Fy	emptions						

			Sales Informa			Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Sale Price	Code	Description	Year	Amount		
2023066765	6154 4658 4562	1550 0057 0910	05-01-2023 07-16-2015 12-08-2014	WD WD WD	QQU	01 Q M	 	305,000 166,900 500,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										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

ATKINS JUSTIN B & KATELYN T

4640 TREASURE CAY RD

Parcel ID 25-19-25-0181-000-11400 Current Owner

LCPA Property Record Card Roll Year 2025

Status: A

2024-0371 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 4640 TREASURE CAY RD

TAVARES FL 32778

NBHD 000T Mill Group 0643

Property Use Last Inspection TRF 02-17-202 00100 SINGLE FAMILY

Legal Description

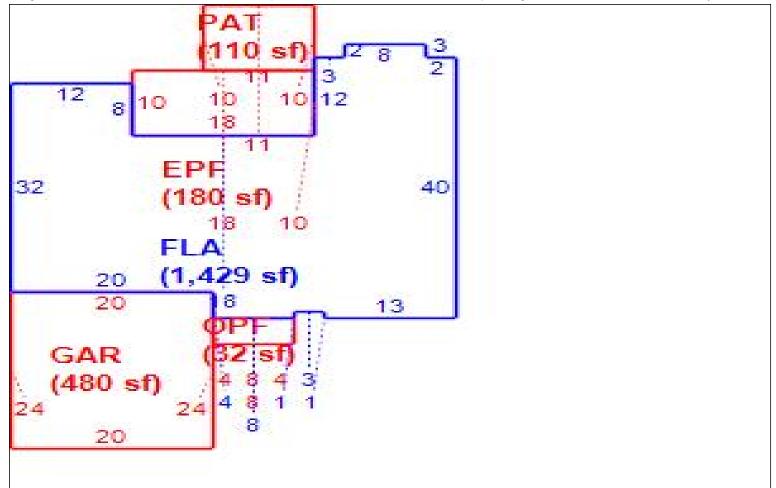
TAVARES

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

32778

Lines													
Use Code	Front	Depth	1	otes .dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
0100	0	0			1.00	LT	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
				000						79,000			
	Cla		Total Acres Classified Acres										

Sketch Bldg 1 1 of 1 Replacement Cost 174,865 Deprec Bldg Value 169,619 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
EPF FLA	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1.429	180 1,429	0 1429	Effective Area	1429	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	1,429	480	-	Base Rate	95.77				_
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	174,865	Quality Grade	645	Half Baths	0
PAT	PATIO UNCOVERED	0	110	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	l oundation	3	Поріассо	١
	TOTALS	1,429	2,231	1,429	Building RCNLD	169,619	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0371 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Effect Yr Code Units Туре Unit Price Year Blt RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date CHECK VALUE SALE 01-01-2019 05-13-2020 0099 05-13-2020 2020 04-00048 01-01-2004 10-14-2004 0000 FILED HX; OCCUPIED 06/23/04 2005

				Sales Inform	ation						Exem	ptions		
Instrume	nt No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202315 202207 201900	1624	6255 5961 5226 4125 4011	1293 1830 0824 2234 1883	12-05-2023 05-20-2022 01-18-2019 02-13-2012 02-28-2011	WD WD WD WD	00000	01 01 Q Q U	 	307,500 304,000 190,000 108,000 140,000	039 059	HOMESTEAI ADDITIONAL HOME	I	2024 2024	
												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 M\L 5425/1484 KAREN STEWART-KRAUSS MARRIED JOHN RODIER DB 022520

20X HX REMOVED PER REQUUST 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

Current Owner

FERNANDEZ JOAQUIN & OLGA C

1225 E CHESTNUT ST

HAZLETON PΑ 18201 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0371 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 4910 ABACO DR

TAVARES FL 32778

000T NBHD Mill Group 0643 Property Use Last Inspection

00100 SINGLE FAMILY

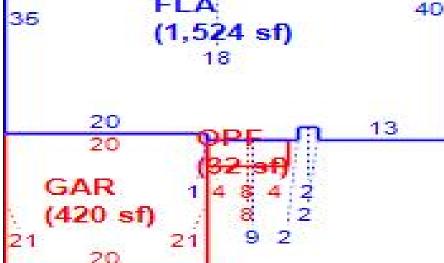
TRF 02-15-202

Legal Description

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

Lan	d 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 L	T 50,000.00	0.0000	1.58	1.000	1.000	0	79,000
	Total Acres 0.00 JV/Mkt 0					t O	<u> </u>	Tota	d Adj JV/MI	kt	,	79,000
Classified Acres 0 Classified JV/Mkt 79,					t 79,000		Classifie	d Adj JV/MI	ct		0	

Sketch Bldg 1 1 of 1 178,194 Deprec Bldg Value 172,848 Multi Story 0 Sec Replacement Cost 18



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,524 0	1,524 420	1524 0	Ellective Area	1524	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	176	0	Base Rate Building RCN	94.45 178.194	Quality Grade	645	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,524	2,120	1,524	Building RCNLD	172,848	Roof Cover	3	Type AC	03

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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				

				Build	ing Perr	nits				
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Descriptio	n	Review Date	CO Date
2005	04-00068	01-23-2004	10-14-2004	10,000		SWIMSPA & D		X13		
2003	01-00873	01-01-2002	11-25-2002	84,190	0000	SFR/3-4910 AI	BACO DR			
		Sal	es Information					Exen	nptions	
Instrum	Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale							Description	Ye	ar Amount

L	instrument No	DOOK,	/Page	Sale Date	msu	Q/U	Code	vac/imp	Sale Price	Code	Description	real	Amount	
	2023135445	6237	0917	10-30-2023	WD	Q	01	1	335,000					
	2021069921	5713	0342	05-07-2021	WD	Q	01	- 1	134,000					
		4297	0720	03-21-2013	WD	Q	Q	1	129,000					
		2463	2254	11-25-2003	WD	Q	Q	- 1	144,000					
		2082	1771	03-08-2002	WD	Q	Q	- 1	126,400					
														ł
											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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