



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3817291

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0372	Alternate Key: 3817291	Parcel ID: 25-19-25-0181-000-10700	
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 4611 TREASURE CAY RD TAVARES	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name AH4R PROPERTIES TWO LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 251,102	\$ 251,102	
2. Assessed or classified use value, *if applicable	\$ 226,440	\$ 226,440	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 226,440	\$ 226,440	

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

Last Sale Date 3/25/2019 **Price:** \$176,000 Arm's Length Distressed Book 5255 Page 859

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3817291	3854692	3817299	3798000
Address	4611 TREASURE CAY RD 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	\$167.40 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	1,500	1,362	6900	1,429	3550	1,524	-1200
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	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 2.6%	6900	Net Adj. 1.4%	3550	-Net Adj. 1.6%	-4700
		Gross Adj. 2.6%	6900	Gross Adj. 1.4%	3550	Gross Adj. 1.6%	4700
Adj. Sales Price	Market Value \$251,102 Value per SF 167.40	Adj Market Value \$274,690		Adj Market Value \$264,925		Adj Market Value \$282,730	

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.

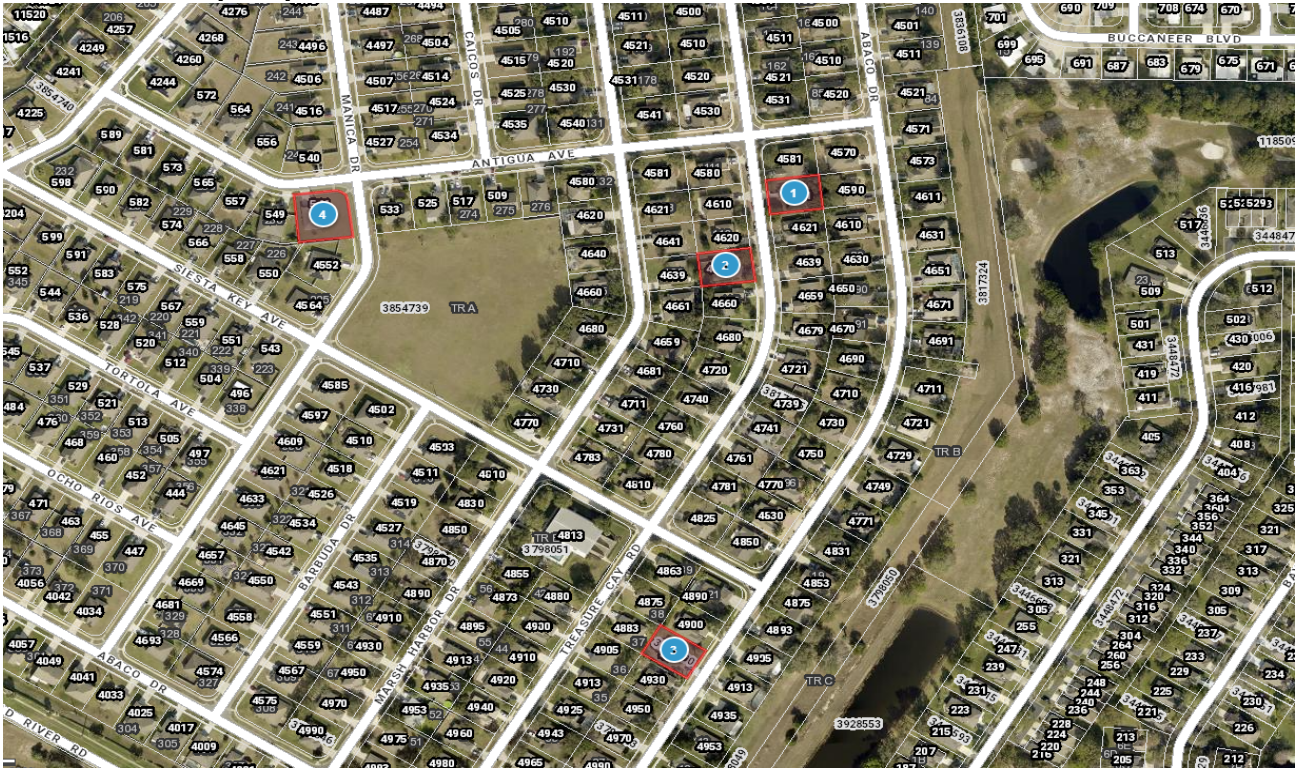
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0372 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3817291	4611 TREASURE CAY RD 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 3817291
 Parcel ID 25-19-25-0181-000-10700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0372 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

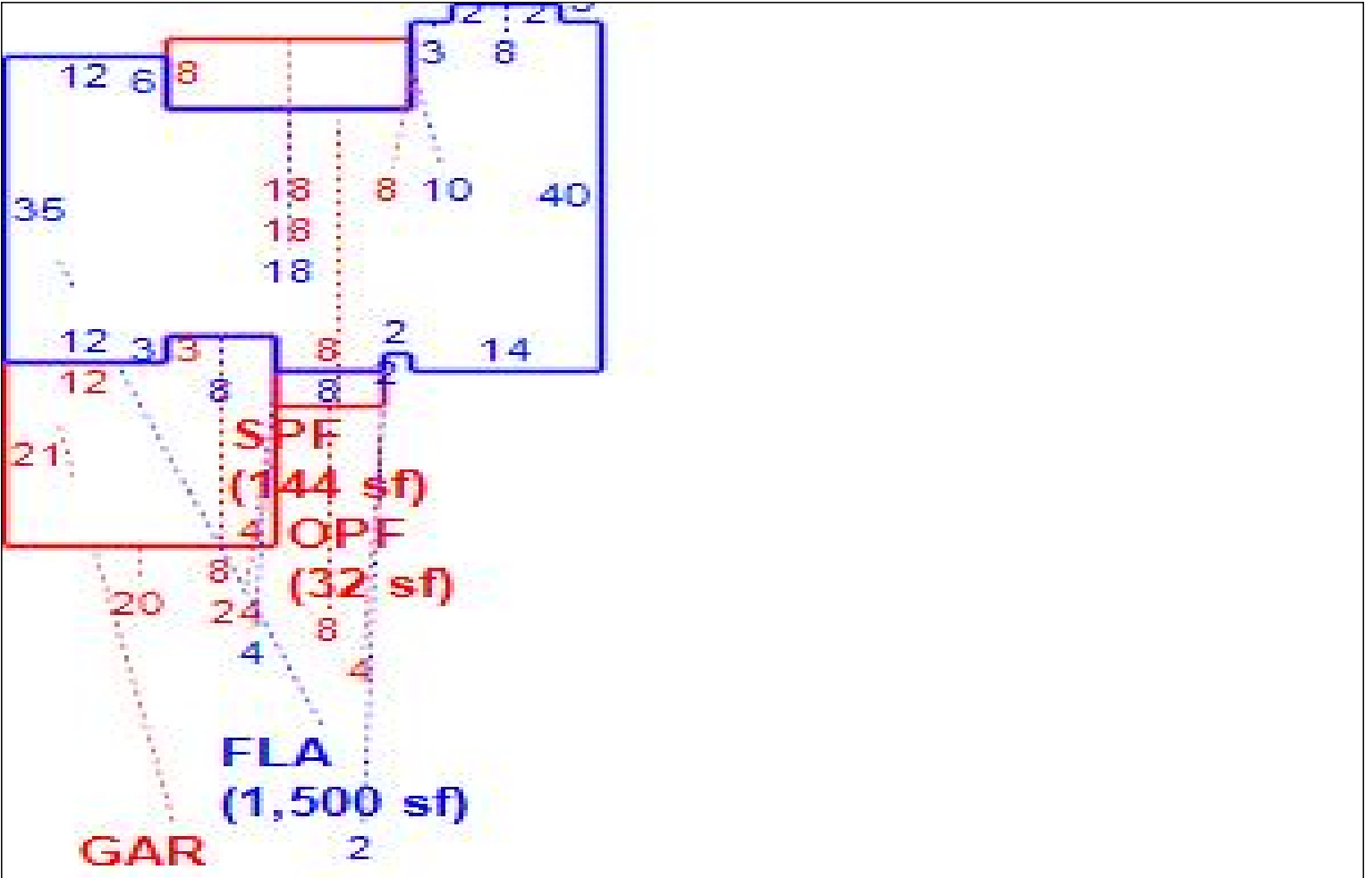
Current Owner		
AH4R PROPERTIES TWO LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 4611 TREASURE CAY RD		
TAVARES FL 32778		
Mill Group	000T	NBHD 0643
Property Use		Last Inspection
00100	SINGLE FAMILY	RER 03-26-201

Legal Description
 GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 107 ORB 5255 PG 859

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 177,425 Deprec Bldg Value 172,102 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	1,500	1,500	1500	2005	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	444	0	Base Rate	Quality Grade	645	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	177,425	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	144	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	172,102	Roof Cover	3	Type AC	03
TOTALS		1,500	2,120	1,500						

Alternate Key 3817291
 Parcel ID 25-19-25-0181-000-10700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0372 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	
2020	SALE	01-01-2019	05-13-2020	1	0099	CHECK VALUE	05-13-2020		
2015	SALE	01-01-2014	05-13-2015	1	0099	CHECK VALUE	05-13-2015		
2006	BRO4-00217	01-01-2005	07-28-2005	132,200	0000	SFR			
2005	BR04-00217	09-16-2004	12-22-2004	132,200	0000	SFR 4611 TREASURE CAY RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019033995	5255	0859	03-25-2019	WD	Q	Q	I	176,000			
	4603	0404	03-20-2015	WD	Q	Q	I	133,000			
	4556	1363	11-13-2014	WD	U	U	I	103,500			
	4413	1906	11-20-2013	CT	U	U	I	0			
	3418	1241	04-19-2007	WD	Q	Q	I	205,000			
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	
79,000	172,102	0	251,102	2022	249080	0.00	249080	251102	251,102	

Parcel Notes

2855 158 UNITED PARTNERS GROUP LTD TO JESSICA GOODY SINGLE & SHANNON GOODMAN SINGLE ONLY
 06TR UNABLE TO FORWARD 12162 DE 50 ST FT LAUDERDALE FL 33330
 3418 1241 GARY M BOOZER MARRIED
 10TR NOT DELIVERABLE AS ADDRESSED 8922 S DEERSTALKER TER INVERNESS FL 34452 9018
 11TR NOT DELIVERABLE AS ADDRESSED 8922 S DEERSTALKER TER INVERNESS FL 34452 9018
 12TR NOT DELIVERABLE AS ADDRESSED 8922 S DEERSTALKER TER INVERNESS FL 34452 9018
 13TR NOT DELIVERABLE AS ADDRESSED 8922 S DEERSTALKER TER INVERNESS FL 34452 9018
 4413/1906 CT VS GARY BOOZER ET AL SOLD TO FEDERAL NATL MTG ASSN
 4556/1363 FEDERAL NATL MTG ASSN TO WILLIS DEAN & JENNIFER ALIA TRAIL HW
 15X COURTESY HX CARD SENT 122314
 15X COURTESY HX CARD SENT 012315
 4603/404 WILLIS DEAN & JENNIFER ALIA TRAIL TO SHIRLEY D OWENS UNMARRIED AND ADAM R SELLS UNMARRIED ONLY
 15X COURTESY HX CARD SENT 042015
 15FCL SFR GOOD COND BACK YARD GATE LOCKED SAD 051315
 16CC MAILING ADDR CHGD FROM 616 JUNIPER WAY TAVARES FL 32778 PER NCOA NT 122815
 16CC MAILING ADDR CHGD FROM 616 JUNIPER WAY TAVARES FL 32778 PER NCOA INF SCANNED 122915
 16X COURTESY HX CARD SENT 012716
 5255/859 SHIRLEY D OWENS AND ADAMS R SELLS TO AH4R PROPERTIES TWO LLC
 19VAB PETITION 2019-104 RR 091819
 19VAB PETITION 2019-104 WITHDRAWN NO CHANGE TJW 100819
 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

2024-0372 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

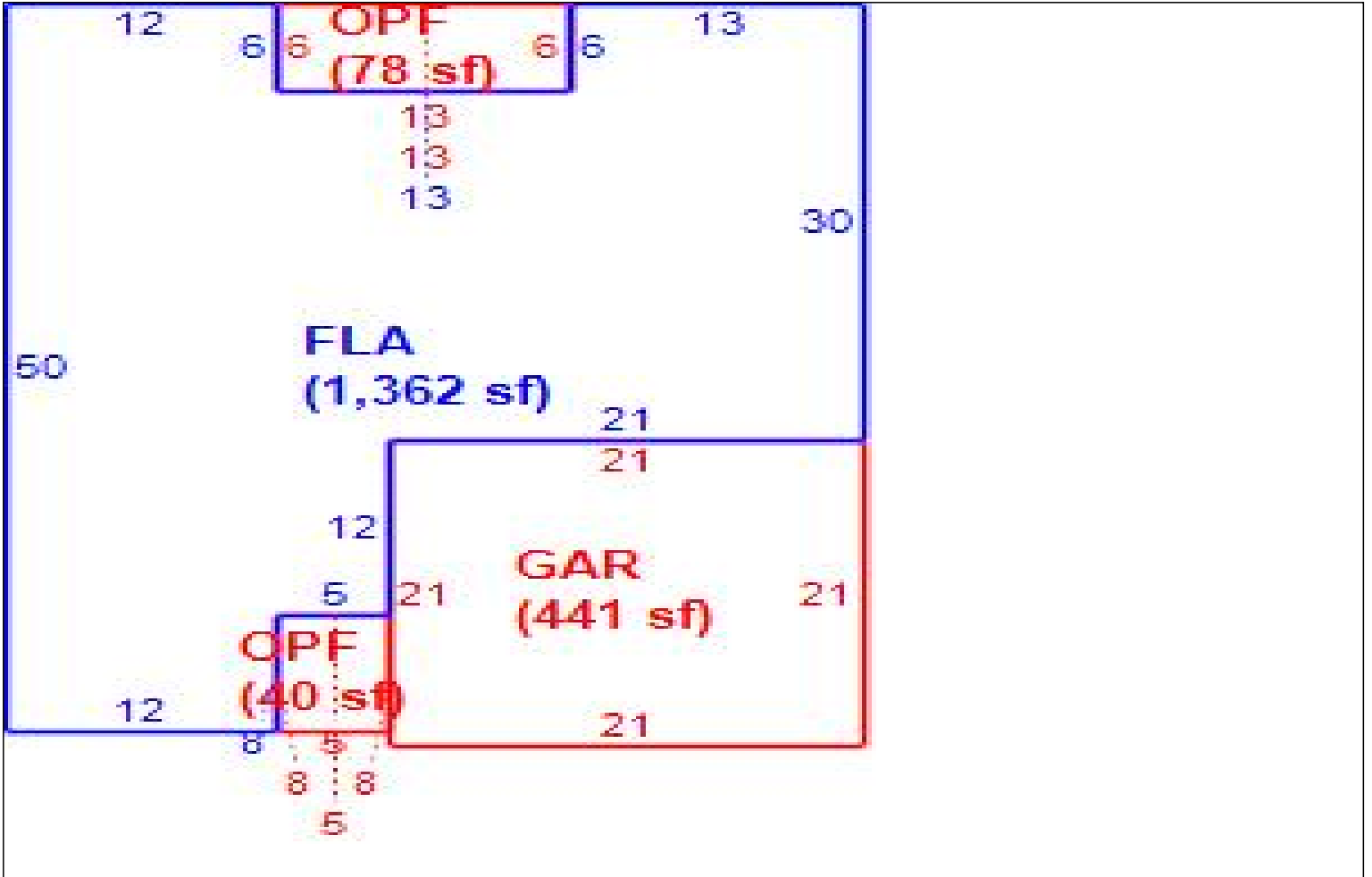
Current Owner		
STUECK JAMIE L		
541 ANTIGUA AVE		
TAVARES	FL	32778

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	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,362	1,921	1,362	Building RCNLD	171,064				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0372 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

2024-0372 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

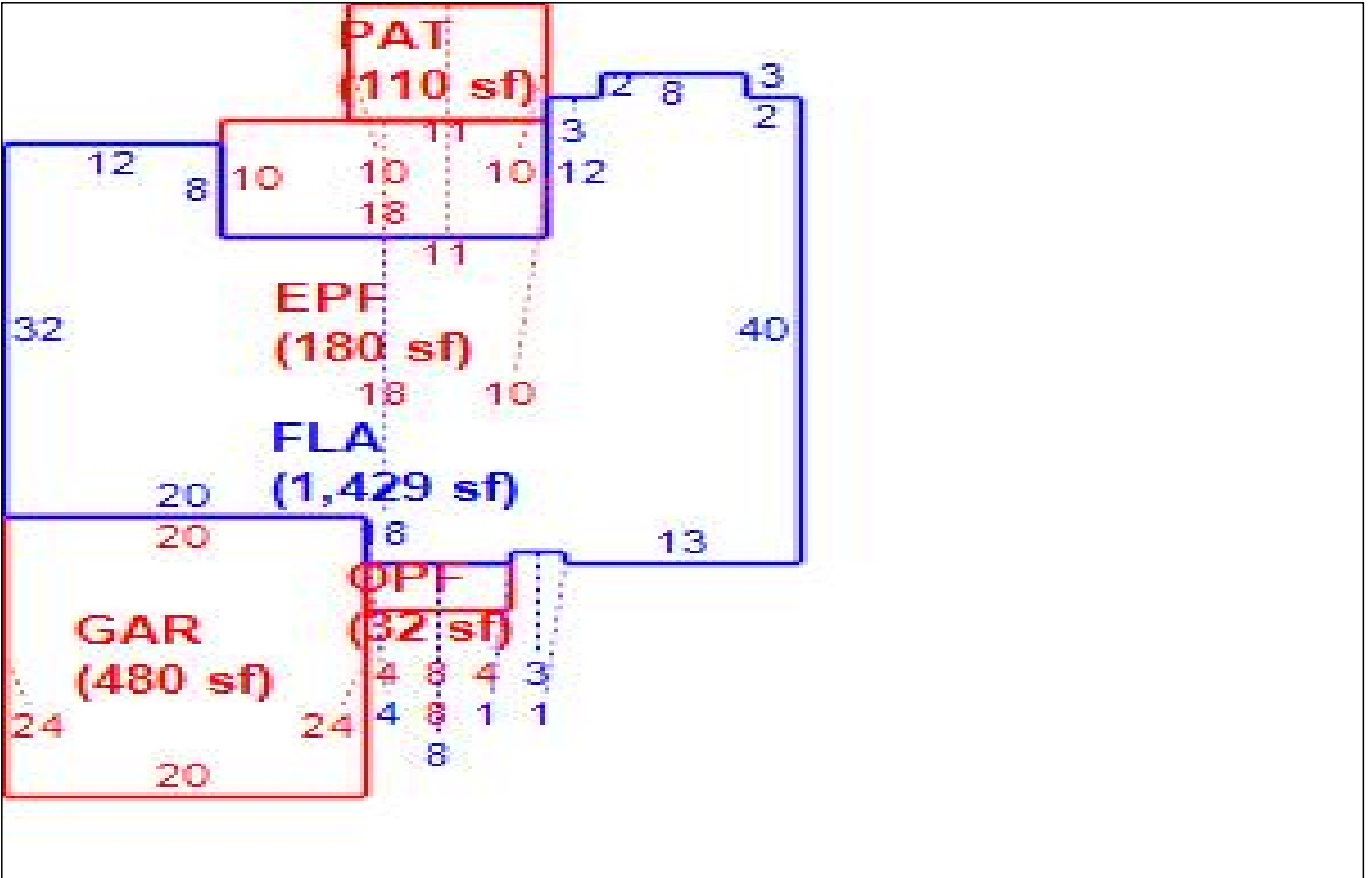
Current Owner		
ATKINS JUSTIN B & KATELYN T		
4640 TREASURE CAY RD		
TAVARES	FL	32778

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	Wall Type	03	Heat Type 6
PAT	PATIO UNCOVERED	0	110	0	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Functional Obsol	0	
					Building RCNLD	169,619	Roof Cover	3	Type AC 03
TOTALS		1,429	2,231	1,429					

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0372 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

2024-0372 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

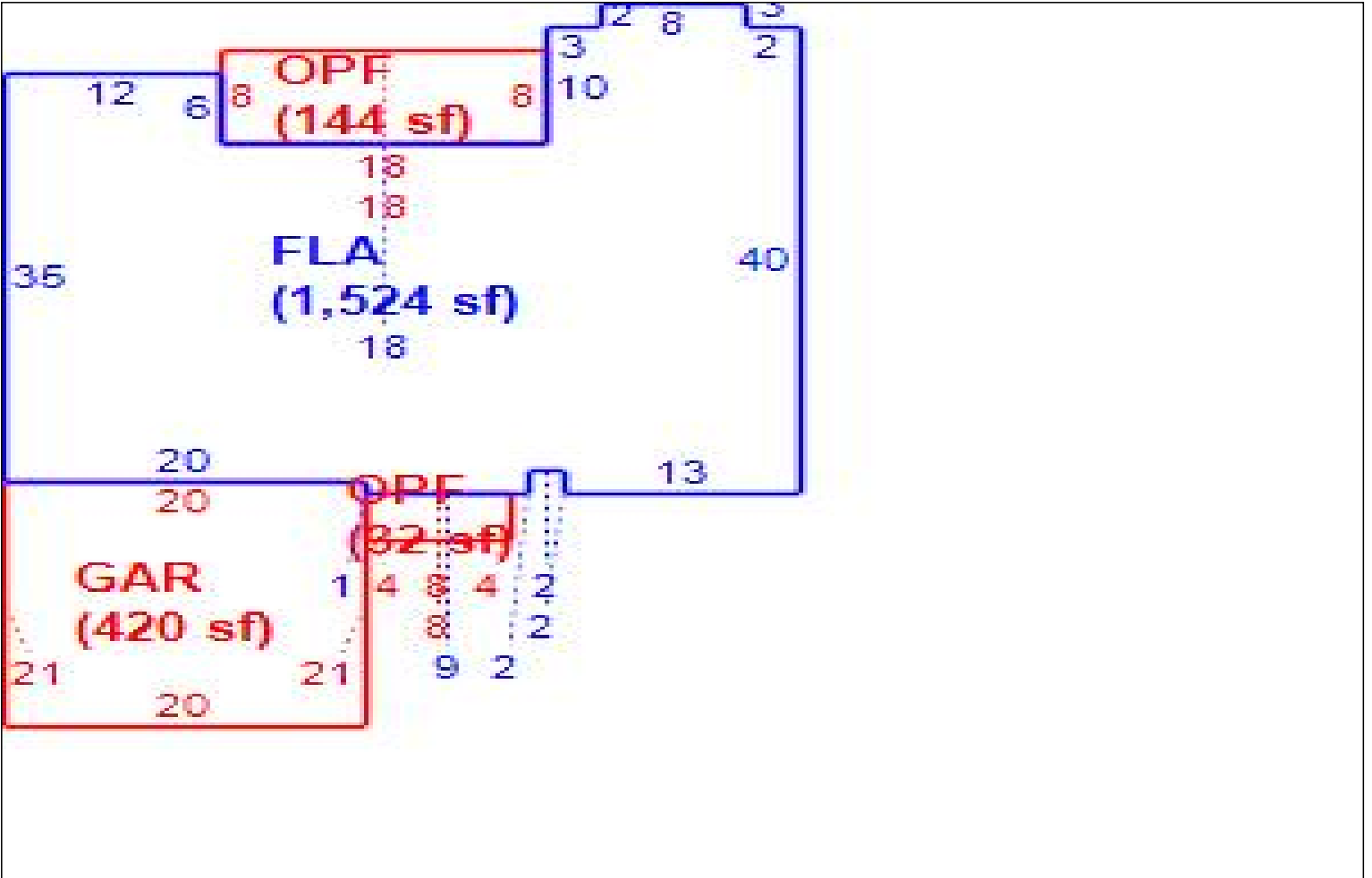
Current Owner		
FERNANDEZ JOAQUIN & OLGA C		
1225 E CHESTNUT ST		
HAZLETON	PA	18201

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 Area	Gross Area	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				

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0372 Comp 3
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
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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