

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statútes

38/7291

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.

	GOMBIEME	DEY GLERK OF THE VAI		NT BOARD (N	VAB)
Petition#	024-0372			ax year 2024	Date received 9.12.24
* , - 1		COMPLETED BY TO	REKOMWER EK		
PART 1. Taxp	ayer Information				
		, LLC; AH4R Properties Two, LLC		Ryan, LLC c/o	Robert Peyton
Mailing address for notices		ottsdale Rd, Ste 650 35254	Parcel ID and physical address or TPP account #	25-19-25-018 4611 Treasu	
Phone 954-74	0-6240		Email	ResidentialA	ppeals@ryan.com
The standard w	ay to receive informa	tion is by US mail. If possible	e, I prefer to receiv	e information b	oy ☑ email ☐ fax.
	his petition after the p s that support my stat	etition deadline. I have attac ement.	hed a statement o	f the reasons I	filed late and any
your eviden evidence. T	ce to the value adjustn he VAB or special ma	uld like my evidence consider nent board clerk. Florida law a gistrate ruling will occur unde] Industrial and miscellaneou	llows the property a r the same statuto	appraiser to cro y guidelines as	ss examine or object to your
☐ Commercial	Res. 5+ units	Agricultural or classified use	☐ Vacant lots and	acreage 🔲 E	Business machinery, equipment
PART 2. Reas	son for Petition	Check one. If more than	one, file a separa	ate petition.	
Real proper		☑decrease ☐ increase	☐ Denial of exer	nption Select o	or enter type:
Property was Tangible per return require	adparent reduction is not substantially con sonal property value ed by s.193.052. (s.19 axes for catastrophic	(You must have timely filed a 94.034, F.S.))	Include a date Qualifying impro	e-stamped cop vernent (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determina 5 Enter the by the req	ation that they are sub time (in minutes) you t	tion. Attach a list of units, pa estantially similar. (s. 194.01 hink you need to present you e joint petitions for multiple un	1(3)(e), (f), and (g) r case. Most hearir	, F.S.) igs take 15 mir	nutes. The VAB is not bound
group. My witnes	sses or I will not be av	ailable to attend on specific	dates. I have attac	hed a list of da	ites.
evidence direct	tly to the property app	ence with the property appra raiser at least 15 days befor , you have the right to have	e the hearing and		
of your propert information red	y record card containi	ether you initiate the eviden- ng information relevant to th perty appraiser receives the online.	e computation of y	our current as	sessment, with confidential

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature	,	34,
Complete part 3 if you are representing yourself or if you are a without attaching a completed power of attorney or authorizati Written authorization from the taxpayer is required for access 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	nature	-
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		following licensed
I am (check any box that applies):	(f	-117()
An employee of	(taxpayer or an affiliate	ed entity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number	. <u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475, F	lorida Statutes (license number).
A Florida certified public accountant licensed under Chapte	er 473, Florida Statutes (license nu	mber).
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential info	rmation 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	g this petition and of becoming an a	agent for service of process
Robert I. Pento	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 lis	ted in part 4 above.	
☐ I am a compensated representative not acting as one of th AND (check one)	ne licensed representatives or empl	loyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR ☐ the taxpayer's authorized.		
☐ I am an uncompensated representative filing this petition A	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpay	er's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential inf	ormation from the property
Under penalties of perjury, I declare that I am the owner's aut 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

			RES	IDENTIA	L				
Petition #	l .	2024-0372		Alternate K	ey: 3817291	Parcel	D: 25-19-25-018	1-000-10700	
Petitioner Name The Petitioner is: Other, Explain:	ROBERT Taxpayer of Rec	PEYTON, R cord	YAN LLC payer's agent	Property Address		SURE CAY RE VARES	Check if Mult	tiple Parcels	
Owner Name	AH4R PR	OPERTIES 1	TWO LLC	Value from TRIM Notice		e Board Actio	i value aπer B	oard Action	
1. Just Value, red	quired			\$ 251,10	02 \$	251,10)2		
2. Assessed or c		ue, *if appli	cable	\$ 226,44	40 \$	226,44	10		
3. Exempt value,				\$	-	· ·			
4. Taxable Value,				\$ 226,44	40 \$	226,44	10		
*All values entered	•	v taxable va		· · · · · · · · · · · · · · · · · · ·					
Last Sale Date	3/25/2019	-	ce: \$176		Arm's Length	-	Book <u>5255</u> P	age <u>859</u>	
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Comparal	ole #3	
AK#	38172	91	38546		38172		37980	00	
Address	4611 TREASUR TAVAR		541 ANTIG TAVAR		4640 TREASU TAVAI		4910 ABA0 TAVAR		
Proximity			SAMES		SAME		SAME S		
Sales Price			\$305,0		\$307,		\$335,0		
Cost of Sale			-15%		-15		-15%		
Time Adjust			2.80°		0.00		0.80%		
Adjusted Sale			\$267,7		\$261,3		\$287,4		
\$/SF FLA	\$167.40 p	er SF	\$196.62		\$182.91	•	\$188.60 p		
Sale Date			5/1/20	23		12/5/2023		023	
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	1,500		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	0	YES		YES		
Pool	N 0		N 0	0	N 0	0	N 0	0	
Fireplace AC			Central	0	Central	0	-	0	
Other Adds	Central NONE		NONE	U U	NONE	 '	Central HTB	-3500	
Site Size	1 LOT		1 LOT		1 LOT	1	1 LOT	-3300	
	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
Location	STREET		STREET		STREET	•	STREET		
View	SINEEL		JIKEEL	1	SINEEL	1	JINEEI	Ī	

6900

6900

\$274,690

Net Adj. 1.4%

Gross Adj. 1.4%

Adj Market Value

3550

3550

\$264,925

-Net Adj. 1.6%

Gross Adj. 1.6%

Adj Market Value

-4700

4700

\$282,730

Net Adj. 2.6%

Gross Adj. 2.6%

Adj Market Value

View

Adj. Sales Price

Market Value

Value per SF

\$251,102

167.40

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





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

Current Owner AH4R PROPERTIES TWO LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

LCPA Property Record Card Roll Year 2025 Status: A

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

Card # 1 of 1

Property Location

Site Address 4611 TREASURE CAY RD

TAVARES FL 32778

000T NBHD Mill Group 0643 Property Use Last Inspection

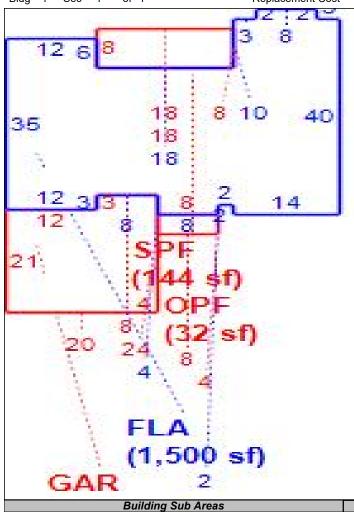
00100 SINGLE FAMILY RER 03-26-201

Legal Description

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

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	Τ	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
		Total A	oros	0.001	JV/Mi	410			Tota	l Adi JV/MI	c+1		79,000
							000						79,000
	Cla	assified A	cres	U	Classified JV/Mk	kt 79	,000		Classified	d Adj JV/MI	αμ		0

Sketch Bldg 1 of 1 Replacement Cost 177,425 Deprec Bldg Value 172,102 Multi Story 0 Sec 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,500	1,500 444	1500	Effective Area	1500	No Stories	1.00	Full Baths	2
OPF	OPF OPEN PORCH FINISHE C		32	0	Base Rate	94.78				_
SPF	SCREEN PORCH FINIS	0	144	0	Building RCN	177,425	Quality Grade	645	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	l oundation	3	Поріассз	١
	TOTALS	1,500	2,120	1,500	Building RCNLD	172,102	Roof Cover	3	Type AC	03

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

Year

Amount

Description

*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 2015 2006 2005	SALE SALE BRO4-00217 BR04-00217	01-01-2019 01-01-2014 01-01-2005 09-16-2004	05-13-2020 05-13-2015 07-28-2005 12-22-2004	1 1 132,200 132,200	0099 0099 0000	CHECK VALU CHECK VALU SFR SFR 4611 TRE		05-13-2020 05-13-2015						
		Sale	es Information				Fx	emptions						

L	monument No	DOOK	n age	Sale Date	IIISU	Q/U	Code	vac/iiiip	Sale I fice	Code	Description	l cai	Alliount
	2019033995	5255	0859	03-25-2019	WD	Q	Q	1	176,000				
		4603	0404	03-20-2015	WD	Q	Q	1	133,000				
		4556	1363	11-13-2014	WD	U	U	1	103,500				
		4413	1906	11-20-2013	CT	U	U	1	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

Book/Page Sale Date Instr | O/I | Code | Vac/Imp | Sale Price | Code |

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

^{***}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 Current Owner

 FL

LCPA Property Record Card Roll Year 2025 Status: A

2024-0372 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

TAVARES Legal Description

541 ANTIGUA AVE

STUECK JAMIE L

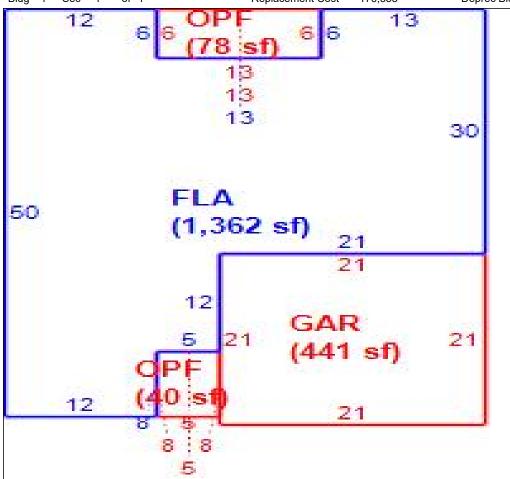
GROVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 239 ORB 6154 PG 1550

32778

Lan	Land Lines													
LL	Use Code	Front	Depth	Not Ad		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/N										Tota	d Adj JV/MI	kt		79,000
Classified Acres 0 Classified							kt 79	,000		Classifie	d Adj JV/MI	ct	•	0

Bldg 1 of 1 Replacement Cost 176,355 Deprec Bldg Value 171,064 Multi Story 1 Sec 12 13

Sketch



	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

2024-0372 Comp 1 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 Code Units Type RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date SFR 3/2 541 ANTIGUA AVE 14-00001370 01-12-2015 07-24-2015 188,848 0001 07-27-2015 04-16-2015 2016

				Sales Inform	ation						Exem	ptions		
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202306	6765	6154 4658 4562	1550 0057 0910	05-01-2023 07-16-2015 12-08-2014	WD WD WD	000	01 Q M	>	305,000 166,900 500,000	039 059	HOMESTEAI ADDITIONAL HOME	I	2024 2024	
												Total		50,000.00

				Value Si	ummary				
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

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

Current Owner ATKINS JUSTIN B & KATELYN T

4640 TREASURE CAY RD

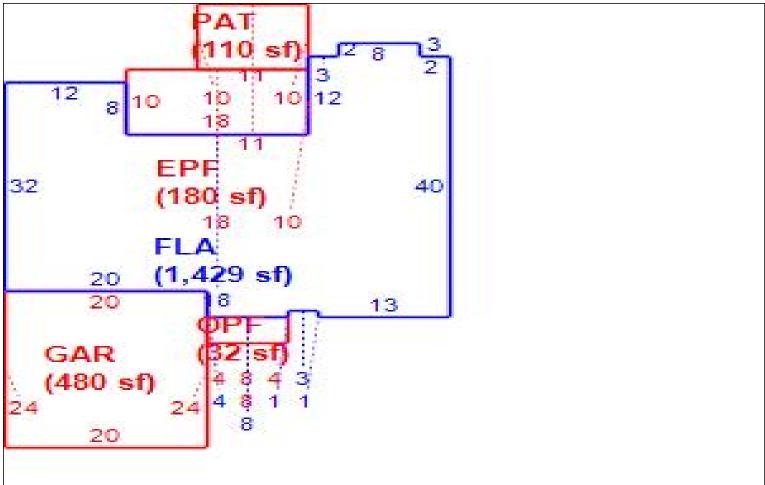
TAVARES 32778

Legal Description

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

Lan	d Lines													
LL	Use Code	Front	Depth	1 I	otes .dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00 L	Т	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 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 OPF	GARAGE FINISH OPEN PORCH FINISHE	0	480 32	0	Base Rate Building RCN	95.77 174,865	Quality Grade	645	Half Baths	0
PAT	PATIO UNCOVERED	0	110	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	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

2024-0372 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

				Build	ing Perr	mits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2020 2005	SALE 04-00048	01-01-2019 01-01-2004	05-13-2020 10-14-2004	1 1		CHECK VALU FILED HX; OC	E CCUPIED 06/23/04	05-13-2020	
		Sale	es Information				Exe	mptions	

Instrument No					Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023150415 2022071624 2019008137	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 WD	00000	01 01 Q Q U	 	307,500 304,000 190,000 108,000 140,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00

				Value Si	ummary				
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

^{***}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 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

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

Current Owner FERNANDEZ JOAQUIN & OLGA C

1225 E CHESTNUT ST

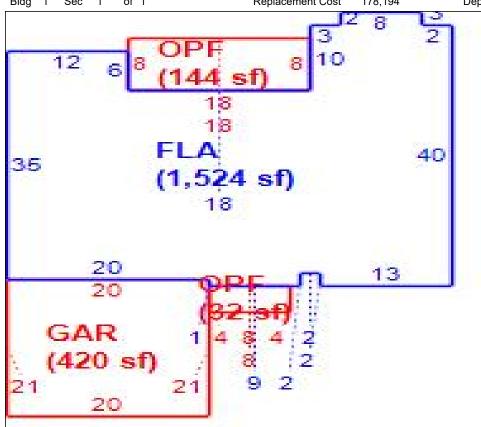
HAZLETON PΑ 18201

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

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



	Building S	Sub Areas			Building Valuation		Cons		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

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

					1140. A				
				scellaneous F					
		*On	ly the firs	t 10 records a	re reflected	below			
Code	Description	Units	Туре	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		Description		Review Date	CO Date
2005	04-00068	01-23-2004	10-14-2004	10,000		SWIMSPA & D				
2003	01-00873	01-01-2002	11-25-2002	84,190	0000	SFR/3-4910 AI	BACO DR			
									L	
		Sal	es Information					Exer	nptions	
Instrum	ent No B	ook/Page Sa	ale Date │ Instr	r Q/U Code \	/ac/Imp	Sale Price	Code	Description	n Ye	ar Amount

	IIISHUIIIEHLINO	DOOK	/raye	Sale Date	IIISU	Q/U	Code	vac/imp	Sale File	Code	Description	l leai	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				
											Total		0.00
٠		•	•			•			•	-		•	

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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