



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

3836065

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>2024-0373</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; AH4R Properties, LLC</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>25-19-25-018200015100 4391 Abaco 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 checked="" type="checkbox"/> <i>5</i> 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 # 2024-0373	Alternate Key: 3836065	Parcel ID: 25-19-25-0182-000-15100
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 4391 ABACO DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AH4R PROPERTIES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 309,943	\$ 309,943
2. Assessed or classified use value, *if applicable	\$ 285,940	\$ 285,940
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 285,940	\$ 285,940

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

Last Sale Date 11/21/2017 **Price:** \$185,000 Arm's Length Distressed Book 5036 Page 735

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836065	3817281	3817258	3798026
Address	4391 ABACO DR TAVARES	4830 ABACO DR TAVARES	4729 ABACO DR TAVARES	5010 TREASURE CAY RD TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$370,000	\$429,000	\$355,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	3.20%	1.60%
Adjusted Sale		\$315,980	\$378,378	\$307,863
\$/SF FLA	\$144.56 per SF	\$166.92 per SF	\$184.66 per SF	\$146.46 per SF
Sale Date		11/28/2023	4/25/2023	8/11/2023
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	2,144	1,893	12550	2,049	4750	2,102	2100
Year Built	2006	2005		2005		2005	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		3.0	-7000
Garage/Carport	2 CAR	3 CAR	-10000	3 CAR +	-15000	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		NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 0.8%	2550	-Net Adj. 2.7%	-10250	-Net Adj. 1.6%	-4900
		Gross Adj. 7.1%	22550	Gross Adj. 5.2%	19750	Gross Adj. 3.0%	9100
Adj. Sales Price	Market Value \$309,943	Adj Market Value	\$318,530	Adj Market Value	\$368,128	Adj Market Value	\$302,963
	Value per SF 144.56						

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.

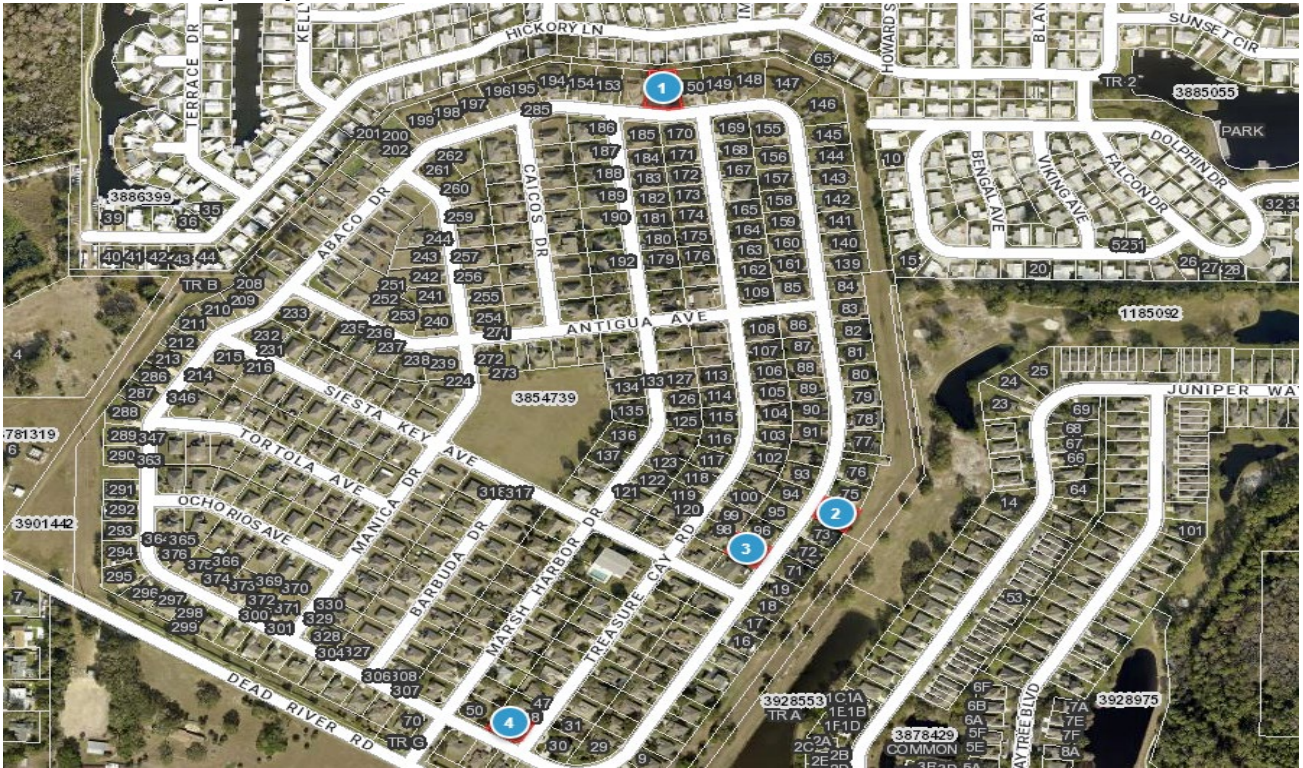
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0373 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3836065	4391 ABACO DR TAVARES	-
2	COMP 2	3817258	4729 ABACO DR TAVARES	SAME SUB
3	COMP 1	3817281	4830 ABACO DR TAVARES	SAME SUB
4	COMP 3	3798026	5010 TREASURE CAY RD TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3836065
Parcel ID 25-19-25-0182-000-15100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0373 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

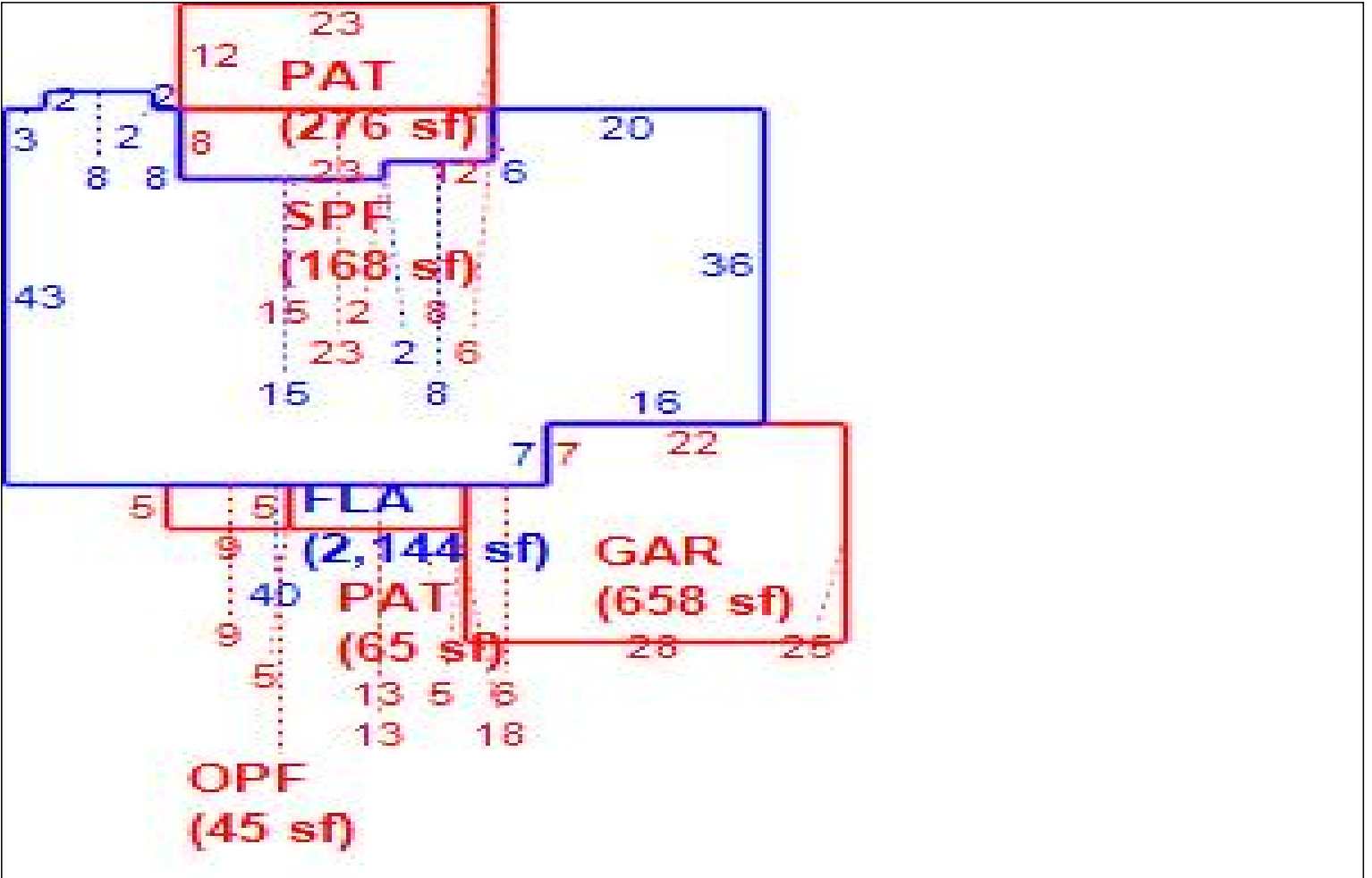
Current Owner
AH4R PROPERTIES LLC
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 4391 ABACO DR
TAVARES FL 32778
Mill Group 000T NBHD 0643
Property Use 00100 SINGLE FAMILY
Last Inspection TRF 02-17-202

Legal Description
GROVES AT BAYTREE PHASE 3 PB 53 PG 85-86 LOT 151 ORB 5036 PG 735

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 238,086 Deprec Bldg Value 230,943 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,144	2,144	2144	2006	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	658	0	91.14	Quality Grade	645	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	45	0	238,086	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	341	0	EX	Foundation	3	Fireplaces	0	
SPF	SCREEN PORCH FINIS	0	168	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,144	3,356	2,144	Functional Obsol	0	Building RCNLD	230,943		

Alternate Key 3836065
 Parcel ID 25-19-25-0182-000-15100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0373 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	
2018	SALE	01-01-2017	04-18-2018	1	0099	CHECK VALUE	03-07-2018		
2015	14-00000251	03-18-2014	05-13-2015	1,840	0002	PATIO	05-13-2015		
2007	BR05-01190	01-01-2006	08-16-2006	269,021	0000	SFR FOR 07	08-16-2006		
2006	BR05-01190	08-19-2005	12-21-2005	269,021	0000	SFR 4/BR 4391 ABACO DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017129689	5036	0735	11-21-2017	WD	Q	Q	I	185,000				
	3184	1928	06-06-2006	QC	U	U	I	0				
	3174	0426	05-23-2006	QC	U	U	I	0				
	2918	2383	08-04-2005	WD	Q	Q	V	37,000				
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	230,943	0	309,943	0	309943	0.00	309943	309943	309,943	

Parcel Notes

2918/2383 DAVID M & MELISSA M JACOBELLI HW AKA MELISSA M GRCIC-JACOBELLI
 3174/426 POST DEED ONLY UNITED PARTNERS GROUP TO DAVID & MELISSA M JACOBELLI DEED TO RELEASE GRANTORS RIGHTS ALSO DEED LEGAL SAYS BAYTREE PHASE III SB GROVES AT BAYTREE PH 3
 3184/1928 POST DEED ONLY CORRECTIVE DEED FOR 3174/426 TO CORRECT SUB NAME
 15FC SFR GOOD COND ADD CAN6 SAD 051315
 5036/735 DAVID M & MELISSA M JACOBELLI AKA GRCIC-JACOBELLI TO AH4R PROPERTIES LLC
 18FC SFR GOOD COND ZILLOW LISTING STATES RENTAL HOME SALE PRICE LOW INTERIOR IN EXCELLENT COND PER PICTURES PURCHASE LOOKS TO BE A GOOD DEAL PRICED BELOW OTHER SALES IN THIS NEIGHBORHOOD SAD 030718
 18VAB PETITION 2018-048 TJW 091418
 18VAB PETITION 2018-048 DENIED TJW 011019
 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 3817281
 Parcel ID 25-19-25-0181-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0373 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

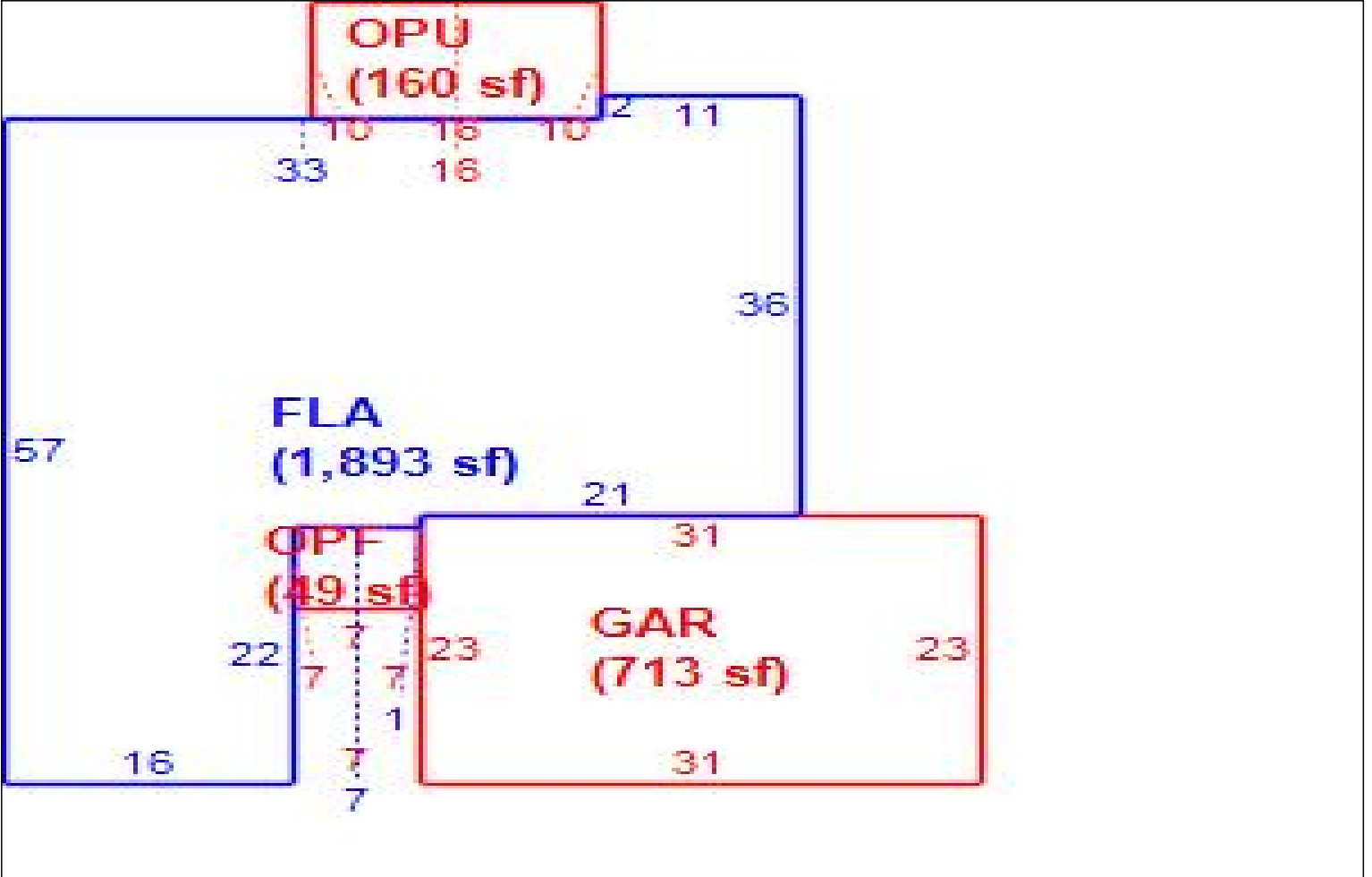
Current Owner		
BOWENS AMY S & ROBERT D		
4830 ABACO DR		
TAVARES	FL	32778

Property Location			
Site Address 4830 ABACO DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	NPD	07-24-202

Legal Description
 GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 97 ORB 6251 PG 2074

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 216,609 Deprec Bldg Value 210,111 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	1,893	1,893	1893	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	713	0	92.72	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	49	0	216,609	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,893	2,815	1,893	97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	210,111		
					0				

Alternate Key 3817281
 Parcel ID 25-19-25-0181-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0373 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	
2014	13-00000848	09-05-2013	03-04-2014	2,330	0002	SCRN RM W/PAN ROOF 9.5X18	03-04-2014		
2014	SALE	01-01-2013	03-04-2014	1	0099	CHECK VALUE			
2006	BRO4-00115	01-01-2005	07-29-2005	184,299	0000	SFR			
2005	BR04-00115	09-07-2004	12-22-2004	184,299	0000	SFR 4830 ABACO DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147533	6251 2074	11-28-2023	WD	Q	01	I	370,000					
2020054253	5471 1867	05-15-2020	WD	Q	01	I	250,000					
	4320 2382	04-30-2013	WD	Q		I	152,000					
	3828 0607	09-01-2009	WD	U	U	I	170,000					
	3785 0548	06-22-2009	CT	U	U	I	0					
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	210,111	0	289,111	0	289111	0.00	289111	289111	289,111	

Parcel Notes

2641/1723 UNITED PARTNERS GROUP LTD TO WANDA I RODRIGUEZ & RAMON A TRUJILLO WH
 2794/1056 POST DEED ONLY UNITED PARTNERS GROUP LTD TO RAMON A TRUJILLO & WANDA I RODRIGUEZ HW ALREADY IN GRANTEE NAMES
 3785/548 CT VS RAMON A TRUJILLO & WANDA I RODRIGUEZ SOLD TO FEDERAL NATIONAL MORTGAGE ASSN
 3828/607 FEDERAL NATL MTG ASSN TO CHARLES D BOWERS UNMARRIED
 13X HX REMOVED BY CHARLES BOWERS PER HX RENEWAL CARD DTD 020513
 4320/2382 CHARLES D BOWERS TO JUAN M & FILOMENA M GREY HW
 13 MLS G4688095 JNH 082213
 13TRIM CALL OF TAX VAL GOING UP DUE TO HX REMOVED IN 12 DN 082213
 14FC CAN4 TO OPU4 FROM BASE YEAR 2006 ADW 030414
 19X SUBMITTED VADX FOR BOTH OWNERS WILL BRING BACK VA LETTER FOR WIFE DB 081919
 19CC SUBMITTED FILOMENA VA LTR NT 081919
 19X VADX APPROVED FOR JUAN AND FILOMENA EACH DB 0820019
 20CC JUAN AND FILOMENA GREY FILED FOR HX PORT ON AK3860904 NT 010720
 5471/1867 JUAN M & FILOMENA M GREY TO ANDREW SMITH SINGLE
 20X COURTESY HX CARD SENT 062220
 21IT QG FROM 635 MLS G5022853 REMODEL NPD 110320
 21 MLS G5022853 NEW AC SOME UPDATING NPD 081020
 21X COURTESY HX CARD SENT 122120
 6251/2074 ANDREW TODD SMITH TO AMY SUE & ROBERT DANIEL BOWENS HW

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Alternate Key 3817258
 Parcel ID 25-19-25-0181-000-07400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0373 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

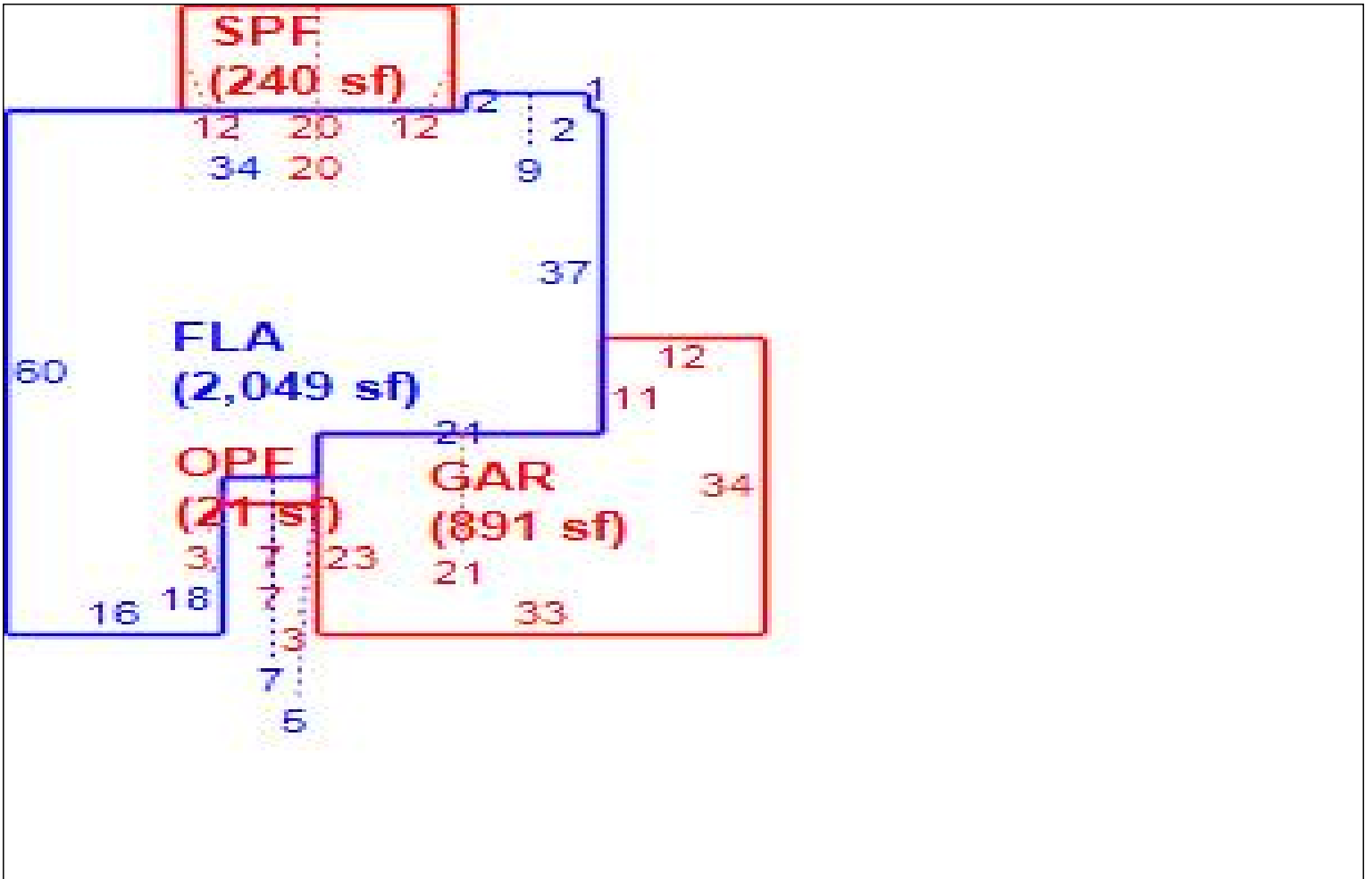
Current Owner		
BENDER ALAN & JANET		
4729 ABACO DR		
TAVARES	FL	32778

Property Location			
Site Address 4729 ABACO DR			
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 74 ORB 6132 PG 865

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	0138	0	0		1.00 LT	110,000.00	0.0000	0.90	1.000	1.000	0	99,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,000		
Classified Acres		0		Classified JV/Mkt		99,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	235,995		Deprec Bldg Value 228,915
Multi Story	0		



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,049	2,049	2049	2005					
GAR	GARAGE FINISH	0	891	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	21	0		Quality Grade	645	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	240	0		Wall Type	03	Heat Type	6	
TOTALS		2,049	3,201	2,049		Foundation	3	Fireplaces	0	
					Building RCNLD	228,915	Roof Cover	3	Type AC 03	

Alternate Key 3817258
 Parcel ID 25-19-25-0181-000-07400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0373 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	
2015	SALE	01-01-2014	06-12-2015	1	0099	CHECK VALUE	02-05-2015		
2006	04-00637	01-01-2005	07-29-2005	125,444	0000	SFR			
2005	04-00637	08-22-2004	12-22-2004	125,444	0000	SFR 3/BR-4729 ABACO DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049062	6132	0865	04-25-2023	WD	Q	01	I	429,000	039	HOMESTEAD	2024	25000
	4445	0661	02-21-2014	WD	Q	Q	I	220,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2800	2242	04-05-2005	QC	U	U	V	0				
	2343	1708	06-16-2003	WD	U	U	V	30,000				
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	
99,000	228,915	0	327,915	208945	118970	50,000.00	68970	93970	327,915	

Parcel Notes

04 LAND FROM 0000 LOC FROM 182 FER 060304
 2800/2242 TO RELEASE ALL OF GRANTORS RIGHTS CLAIMS & DEMANDS IN 2343/1708
 4445/661 EDWARD J & KATHLEEN C ROMATZICK TO MURRAY & CHARLENE JAIN HW
 14X SENT COURTESY LTR LP 032114
 14X COURTESY HX CARD SENT 042114
 14 CAN4 TO SPF JNH 052714
 15X EDWARD & KATHLEEN ROMATZICK FILED 15 PORT IN COLLIER COUNTY 010815
 15X COURTESY HX CARD SENT 012315
 15FC SFR IN GOOD COND LEFT 12FT OF GCF2 IS USED AS STORAGE PER OWNER SAD 020215
 15BILL CALL ON VAL INCREASE DUE TO HX REMOVED AFTER 2014 DN 110915
 18CC SUBMITTED HX APP TF 020718
 18X HX PENDING SECOND PROOF FL RES CAN NOT LOCATE TAG OR VOTERS INFO APP SCANNED DB 020818
 18X MURRAY AND CHARLENE JAIN ARE REGISTERED TO VOTE IN LAKE CO RRB 050118
 18TR UNCLAIMED 4729 ABACO DR TAVARES FL 32778 JRF 090618
 18X TRIM REVIEW ALL FL CREDENTIALS REGISTERED TO THIS ADDR HX OK JRF 090718
 18DS RESEARCH RETURNED TRIM JRF 090718
 22CC SUBMITTED VADX APP WITH VA LETTER GG 051122
 23CC SUBMITTED UPDATED VA LETTER CP 120622
 6132/865 MURRAY & CHARLENE JAIN TO ALAN & JANET BENDER HW
 24CC EFILE HX PORT APP CP 040524

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 3798026
 Parcel ID 25-19-25-0180-000-04900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0373 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

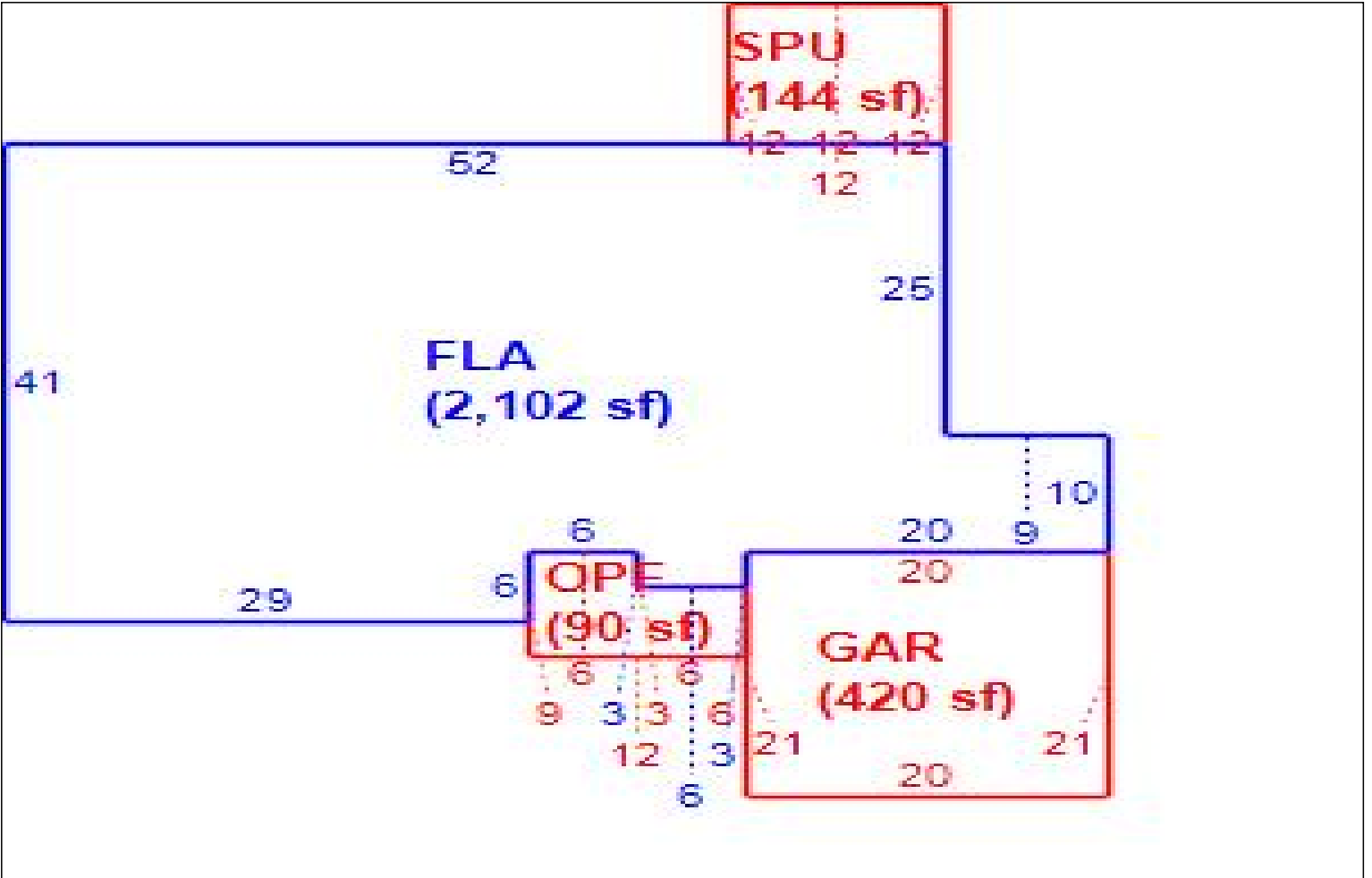
Current Owner		
REYES FRATICELLI JOSEPH L & CRYSTAL L		
5010 TREASURE CAY RD		
TAVARES	FL	32778

Property Location		
Site Address 5010 TREASURE CAY RD		
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 49 PB 43 PGS 11-12 ORB 6195 PG 1173

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 232,045
Deprec Bldg Value 225,084		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,102	2,102	2102	2005	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	91.52	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	90	0	232,045	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	144	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,102	2,756	2,102	0	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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2023	22-168	02-03-2022	04-26-2023	6,400	0002	REPL WINDOWS 6	04-26-2023	
2006	BRO4-00251	01-01-2005	07-27-2005	172,450	0000	SFR		
2005	BR04-00251	09-20-2004	12-22-2004	172,450	0000	SFR 5010 TREASURE CAY RD		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099847	6195	1173	08-11-2023	WD	Q	01	I	355,500	039	HOMESTEAD	2024	25000
	2913	2335	08-04-2005	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2656	0311	09-08-2004	WD	Q	Q	V	25,400				
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	225,084	0	304,084	0	304084	50,000.00	254084	279084	304,084

Parcel Notes

01 LOC FROM 150 FER 030901
 2913/2335 POST DEED ONLY UNITED PARTNERS GROUP LTD TO SALONI S & SAUMIL R NIHALANI HW ALREADY IN GRANTEE NAME DEED TO RELEASE ALL RIGHTS
 2066/2002 DEC OF DOM FOR SALONI NIHALANI
 2067/2362 DEC OF DOM FOR SAUMIL R NIHALANI
 06 PER CALL FROMOWNER 2 3FIX 1 5FIX BATH DN
 23X HX REMOVED SALONI & SAUMIL NIHALANI MOVED APPLIED FOR HX & PORT ON AK3833834 DB 021523
 6195/1173 SALONI S & SAUMIL R NIHALANI TO JOSEPH L REYES FRATICELLI & CRYSTAL L REYES HW
 24CC EFILE HX APP CP 102523

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