



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3836218**

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0382	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AMH 2015-1		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	27 19 26 0075 000 09200 3931 Hillingdon Road
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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"/> 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 # 2024-0382	Alternate Key: 3836218	Parcel ID: 27-19-26-0075-000-09200
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 3931 HILLINGDON RD TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 326,243	\$ 326,243
2. Assessed or classified use value, *if applicable	\$ 240,580	\$ 240,580
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 240,580	\$ 240,580

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

Last Sale Date 3/6/2015 **Price:** \$100 Arm's Length Distressed **Book** 4599 **Page** 2368

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836218	3836131	3840310	3854966
Address	3931 HILLINGDON RD TAVARES	2236 MERRY RD TAVARES	1109 LONGVILLE CIR TAVARES	2278 BEXLEY DR TAVARES
Proximity		SAME SUB	0.17 MILE	0.33 MILE
Sales Price		\$359,900	\$343,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.40%	0.40%
Adjusted Sale		\$305,915	\$292,922	\$277,550
\$/SF FLA	\$146.89 per SF	\$160.84 per SF	\$153.68 per SF	\$171.22 per SF
Sale Date		1/5/2024	11/16/2023	11/10/2023
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	2,221	1,902	15950	1,906	15750	1,621	30000
Year Built	2005	2005		2006		2018	
Constr. Type	BLOCK	BLOCK		BRICK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.5	2	4000	2	4000	2.0	4000
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	N	Y	-20000	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. 0.0%	-50	Net Adj. 6.7%	19750	Net Adj. 12.3%	34000
		Gross Adj. 13.1%	39950	Gross Adj. 6.7%	19750	Gross Adj. 12.3%	34000
Adj. Sales Price	Market Value \$326,243	Adj Market Value	\$305,865	Adj Market Value	\$312,672	Adj Market Value	\$311,550
	Value per SF 146.89						

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0382		Alternate Key: 3836218		Parcel ID: 27-19-26-0075-000-09200				
ITEM	Comparable #4	Comparable #5	Comparable #6	Comparable #7				
AK#	3854943							
Address	2425 BRACKNELL FOREST TRL	#N/A	#N/A	#N/A				
Proximity	0.33 MILE							
Sales Price	\$311,000	#N/A	#N/A	#N/A				
Cost of Sale	-15%	-15%	-15%	-15%				
Time Adjust	3.60%	#N/A	#N/A	#N/A				
Adjusted Sale	\$275,546	#N/A	#N/A	#N/A				
\$/SF FLA	\$185.80 per SF	#N/A	#N/A	#N/A				
Sale Date	3/1/2023	#N/A	#N/A	#N/A				
Terms of Sale	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input type="checkbox"/> Arm's Length <input checked="" 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	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,483	36900	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Year Built	2017		#N/A		#N/A		#N/A	
Constr. Type	BLOCK							
Condition	GOOD							
Baths	2.0	4000	#N/A		#N/A		#N/A	
Garage/Carport	2 CAR							
Porches	YES							
Pool	N	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Fireplace	0	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
AC	Central	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Other Adds	NONE							
Site Size	1 LOT							
Location	RESIDENTIAL							
View	STREET							
	Net Adj. 14.8 %	40900	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	Gross Adj. 14.8%	40900	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Adj. Sales Price	Adj Market Value	\$316,446	Adj Market Value	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A

Narrative:

DEPUTY:

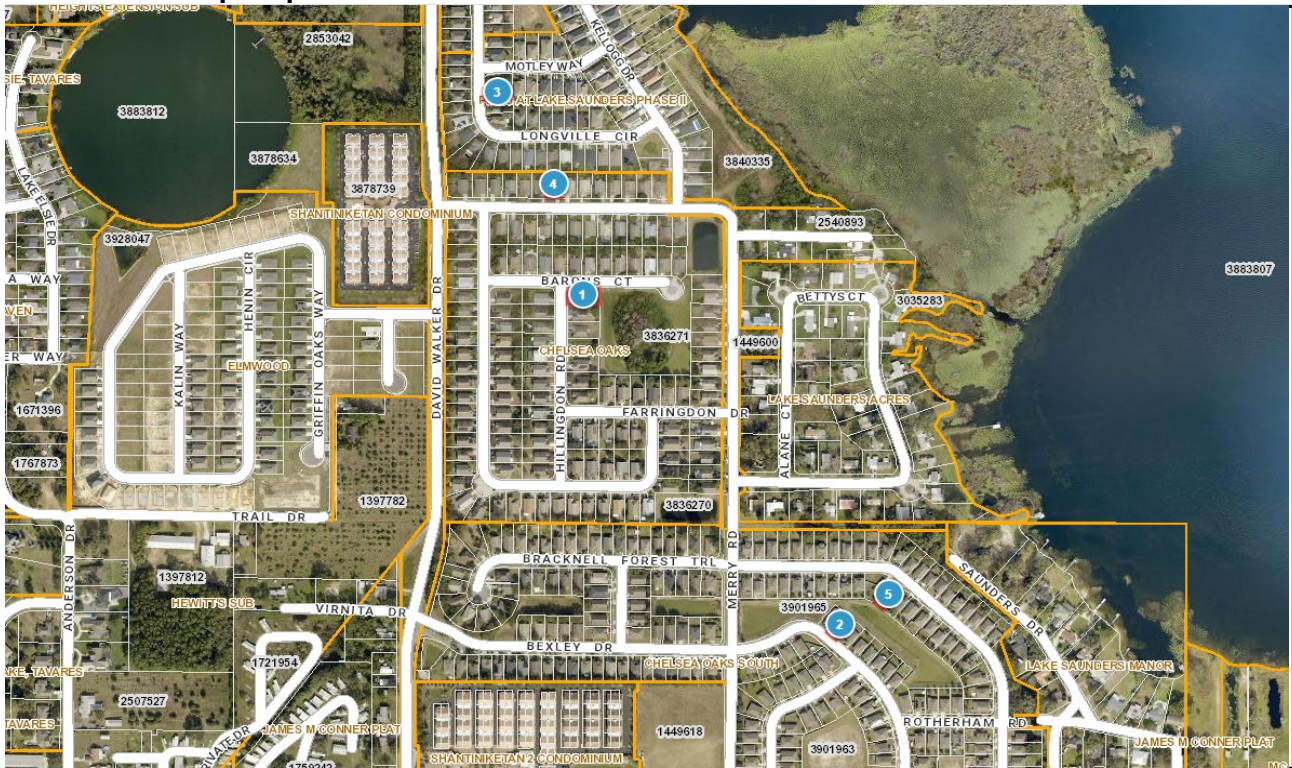
DATE

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: CHRISTOPHER QUANTE

DATE 12/2/2024

2024-0382 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3836218	3931 HILLINGDON RD TAVARES	-
2	COMP 3	3854966	2278 BEXLEY DR TAVARES	0.33 MILE
3	COMP 2	3840310	1109 LONGVILLE CIR TAVARES	0.17 MILE
4	COMP 1	3836131	2236 MERRY RD TAVARES	SAME SUB
5	COMP 4	3854943	2425 BRACKNELL FOREST TRL TAVARES	0.33 MILE
6				
7				
8				

Alternate Key 3836218
 Parcel ID 27-19-26-0075-000-09200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Subject
 PRC Run: 12/5/2024 By

Card # 1 of 1

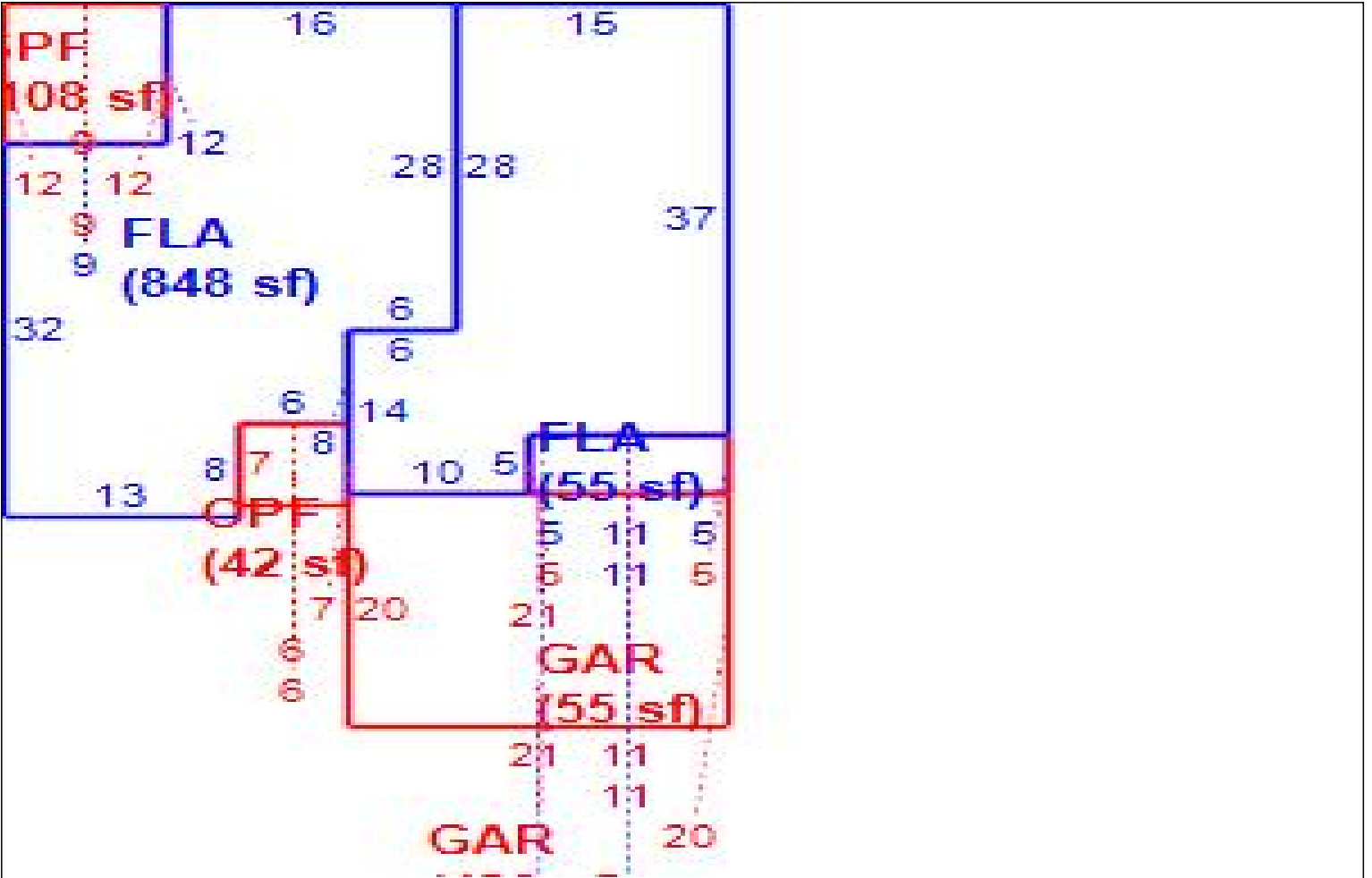
Current Owner		
AMH 2015-1 BORROWER LLC		
ATTN PROPERTY TAX DEPT		
30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location		
Site Address	3931 HILLINGDON RD	
	TAVARES	FL 32778
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 04-16-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 92 ORB 4599 PG 2368

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 257,467
Deprec Bldg Value 249,743		Multi Story 1	



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	2,221	2,221	2221	2005	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	475	0	94.08	Quality Grade	665	Half Baths	1
OPF	OPEN PORCH FINISHE	0	42	0	257,467	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	108	0	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
TOTALS		2,221	2,846	2,221	249,743				

Alternate Key 3836218
 Parcel ID 27-19-26-0075-000-09200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Subject By
 PRC Run: 12/5/2024
 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	IMPS	01-01-2019	04-07-2020	1	0008	CHG ALL 2 STORIES FLA TO FUS		
2010	SALE	01-01-2009	05-26-2010	1	0000	CHECK VALUES	04-28-2010	
2006	BR05-00873	06-24-2005	02-17-2006	196,762	0000	SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599 2368	03-06-2015	WD	U	M	I	100				
	4387 0975	09-27-2013	WD	U	U	I	126,000				
	3762 0913	04-24-2009	WD	Q	Q	I	134,400				
	3087 0122	12-21-2005	WD	Q	Q	I	204,700				
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
76,500	249,743	0	326,243	61613	264630	0.00	264630	326243	326,243

Parcel Notes

3087/122 TARRON ASKARAN SINGLE
 06FC SFR VACANT AND FOR SALE MB 021706
 07 QG FROM 590 MB 112106
 07TR VACANT 3931 HILLINGDON RD TAVARES
 10FC SFR GOOD COND AFTER MASS CHG VALUE OK JDB 052610
 12 NOT PUBLIC RECORDS BELONG TO SEAN DISON PHYS ADD 3931 HILLINGDON RD TAVARES 32778 DO NOT GIVE NAME & ADDRESS TO ANYONE FN 091912
 4387/975 SEAN & TERRI MARIE DISON TO AMERICAN HOMES 4 RENT PROPERTIES SIX LLC
 14 MAILING ADDR CHGD FROM 22917 PACIFIC COAST HIGHWAY MALIBU CA 90265 INFO SCANNED TO AK3456998 DW 111113
 14SALE ORB 4387/975 U SALE LP RECD ORB 4278/2137 MLS LISTING INFO SCANNED FD 120913
 4599/2368 AMERICAN HOMES 4 RENT PROPERTIES SIX LLC TO AMH 2015-1 BORROWER LLC
 4599/2368 M SALE INCL 15 PARCELS MULTI SUBS
 19VAB PETITION 2019-059 JDB 091219
 19VAB PETITION 2019-059 WITHDRAWN WITH REDUCTION OF 5747 FOR A NEW JV OF 182100 TJW 121319
 19BILL CORRECTION 2019-0064 NEEDED CHANGE MADE DUE TO MARKET SALES CTQ 121119
 21VAB PETITION 2021-235 TJW 092321
 22TR NOT DELIVERABLE AS ADDRESSED 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 23TR UNABLE TO FORWARD ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 24TR NOT DELIVERABLE AS ADDRESSED ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 2148

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3836131
Parcel ID 27-19-26-0075-000-00800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0382 Comp 1
PRC Run: 12/5/2024 By

Card # 1 of 1

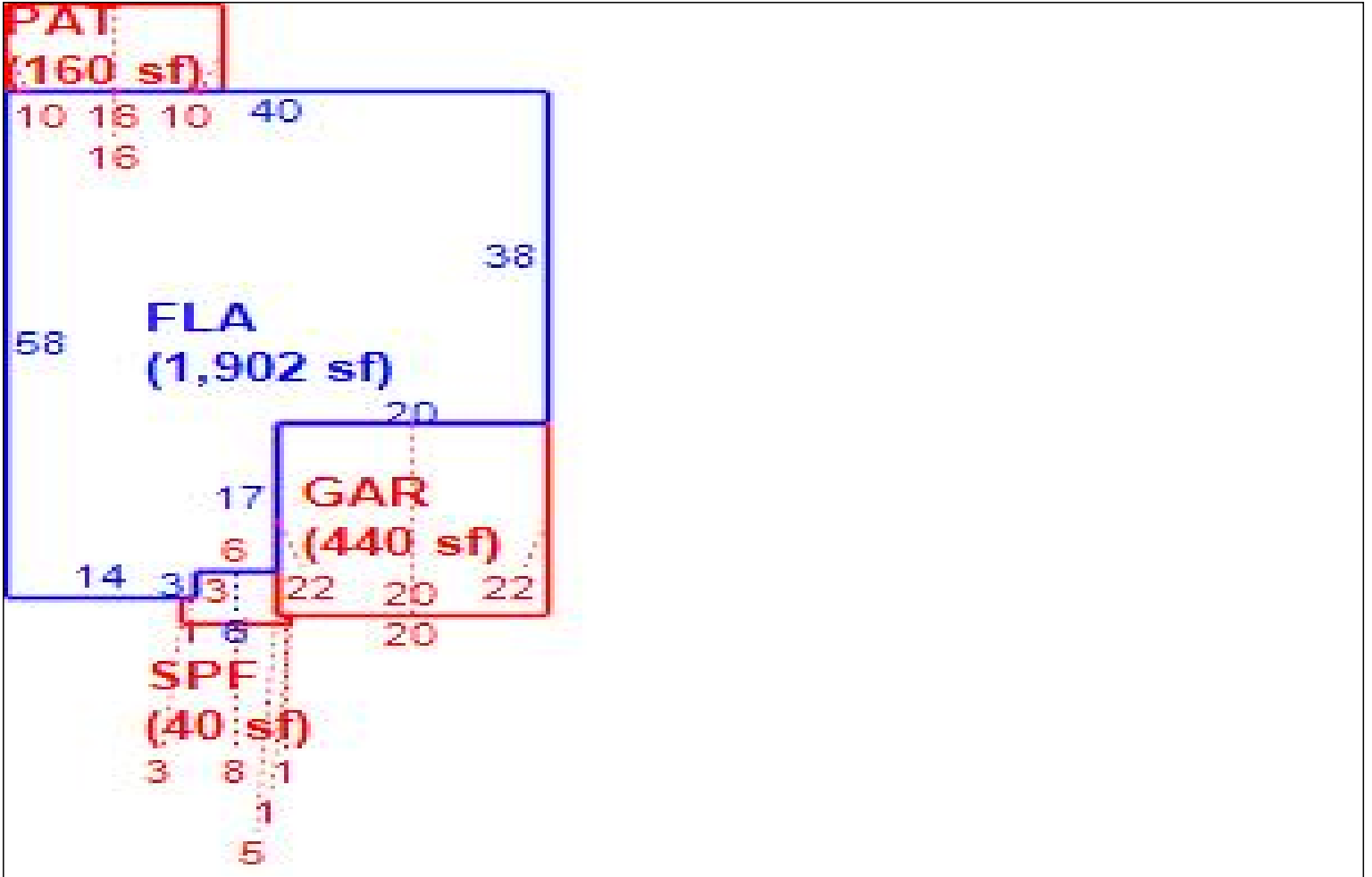
Current Owner		
TORRES DANNY S		
53-32 69TH ST		
MASPETH	NY	11378

Property Location			
Site Address 2236 MERRY RD			
TAVARES FL 32778			
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 8 ORB 6281 PG 806

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	239,911		Deprec Bldg Value 232,714
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	1,902	1,902	1902	2005				
GAR	GARAGE FINISH	0	440	0		No Stories	1.00	Full Baths	2
PAT	PATIO UNCOVERED	0	160	0		Quality Grade	665	Half Baths	0
SPF	SCREEN PORCH FINIS	0	40	0		Condition	EX	Heat Type	6
						% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
						Building RCNLD	232,714	Roof Cover	3
								Type AC	03
TOTALS		1,902	2,542	1,902					

Alternate Key 3836131
 Parcel ID 27-19-26-0075-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 1
 PRC Run: 12/5/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	253.00	SF	35.00	2015	2015	8855.00	85.00	7,527
PLD3	POOL/COOL DECK	488.00	SF	7.33	2015	2015	3577.00	77.50	2,772

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-00001101	09-09-2015	03-09-2016	24,000	0003	POL	03-09-2016		
2013	12-00000430	05-18-2012	01-07-2013	805	0002	SCRN IN FRONT ENTRY	01-07-2013		
2007	SALE	01-01-2006	10-18-2006	1	0000	CHECK VALUES	10-18-2006		
2006	BR05-00806	06-15-2005	10-20-2005	168,248	0000	SFR 2236 MERRY RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024014287	6281	0806	01-05-2024	WD	Q	01	I	359,900			
2023130355	6231	0322	10-19-2023	WD	Q	01	I	239,000			
	4605	1136	03-16-2015	QC	U	U	I	100			
	4039	0079	05-23-2011	WD	Q	Q	I	110,000			
	3993	0099	01-04-2011	CT	U	U	I	72,500			
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	
76,500	232,714	10,299	319,513	0	319513	0.00	319513	319513	319,603	

Parcel Notes

3015/305 JUAN MARCOS BURGOS MARRIED
 07FC NO ADDS QG FROM 620 MB 101806
 3993/99 CT VS GUILLERMO & DANIELA COLOMBI PROP SOLD TO GEN STAR1 INC
 4039/79 GEN STAR1 INC TO MARY OLIVER SINGLE
 13FC SFR GOOD COND OPF3 TO SPF NO OTHER CHG JDB 010713
 4605/1136 MARY SANDERS RICHARDSON FKA MARY OLIVER QCS TO MARY SANDERS RICHARDSON MARRIED
 15X COURTESY HX CARD SENT 042015
 16X COURTESY HX CARD SENT 012716
 16FC SFR IN GOOD COND ADD MISC SPJ 030916
 6231/322 MARY SANDERS RICHARDSON TO LATCHMAN DEVELOPMENT ENTERPRISE LLC
 6281/806 LATCHMAN DEVELOPMENT ENTERPRISE LLC TO DANNY S TORRES MARRIED

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Alternate Key 3840310
 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

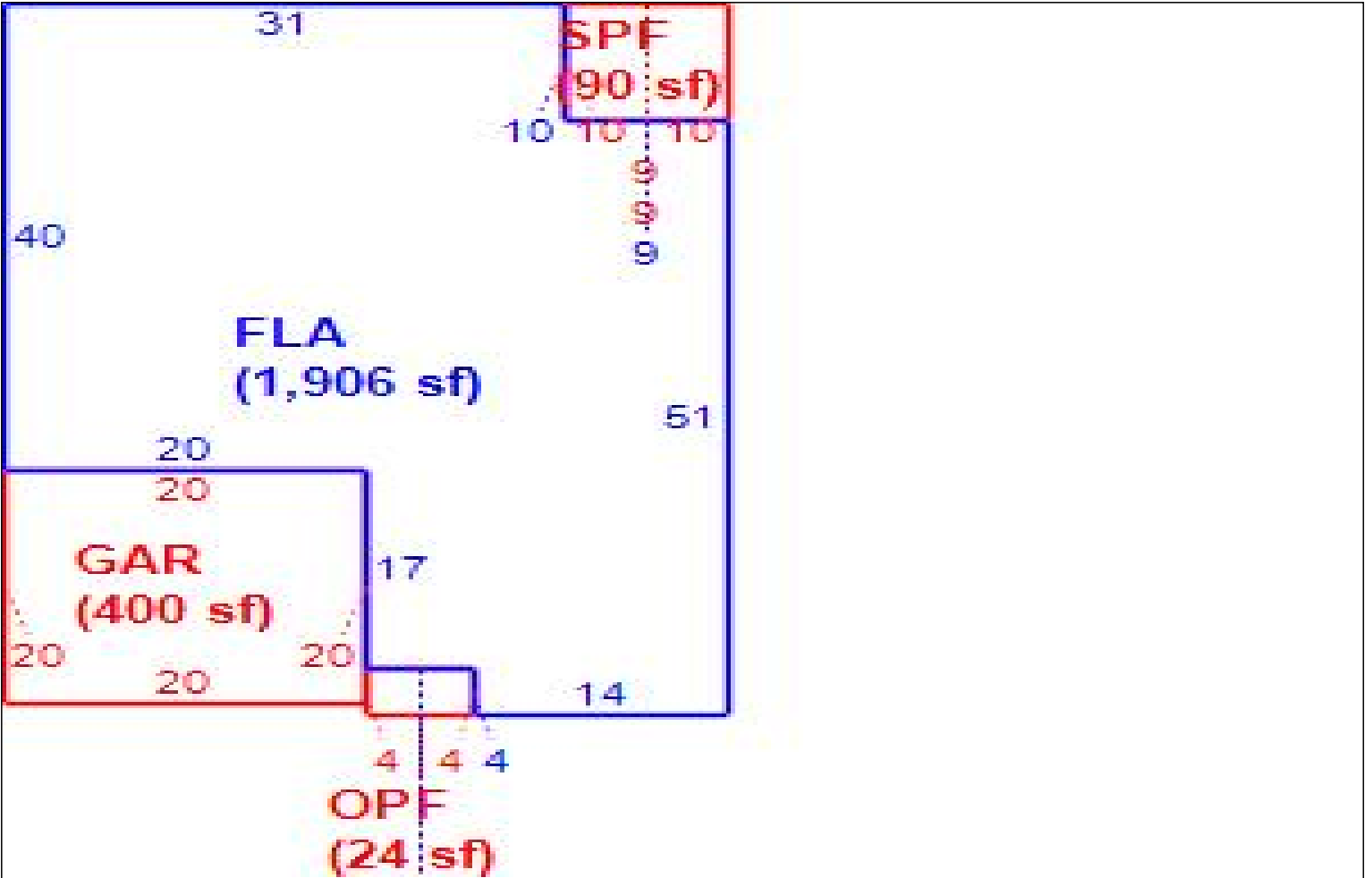
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

Property Location		
Site Address 1109 LONGVILLE CIR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 03-08-201

Legal Description
 PINES AT LAKE SAUNDERS PHASE II PB 55 PG 68-70 LOT 138 ORB 6248 PG 2040

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 263,523 Deprec Bldg Value 255,617 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	1,906	1,906	1906	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	115.86	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	263,523	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	90	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,906	2,420	1,906	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					255,617				

Alternate Key 3840310
 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 2
 PRC Run: 12/5/2024 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	
2019	SALE	01-01-2018	04-05-2019	1	0099	CHECK VALUE	03-08-2019		
2007	BR05-01727	01-18-2006	07-11-2006	170,108	0000	SFR/1109 LONGVILLE CIR	07-11-2006		
2007	IMPS	01-04-2006	07-11-2006	1	0000	SFR FOR 07	07-11-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145025	6248 2040	11-16-2023	WD	Q	01	I	343,000	039	HOMESTEAD	2024	25000	
2018128698	5193 0236	10-31-2018	WD	Q	Q	I	193,500	059	ADDITIONAL HOMESTEAD	2024	25000	
	3184 1100	06-07-2006	WD	Q	Q	I	254,800					
	3048 0198	11-30-2005	WD	U	M	V	1					
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	
76,500	255,617	0	332,117	0	332117	50,000.00	282117	307117	332,117	

Parcel Notes

18 MAILING ADDR CHGD PER NCOA INFO DW 080218
 5193/236 KEERA B & IVOR I FERREIRA TO AMADIO & AMANDA ANDREONI HW
 19X COURTESY HX CARD SENT 112018
 19CC SUBMITTED HX PORT APP KCH 121918
 19FC SFR GOOD COND NO PHYSICAL CHG JDB 030819
 6248/2040 AMADIO & AMANDA ANDREONI TO HERBERT & GLEYDIS GONZALEZ HW
 24CC EFILE HX APP CP 012224

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Alternate Key 3854966
 Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 3
 PRC Run: 12/5/2024 By

Card # 1 of 1

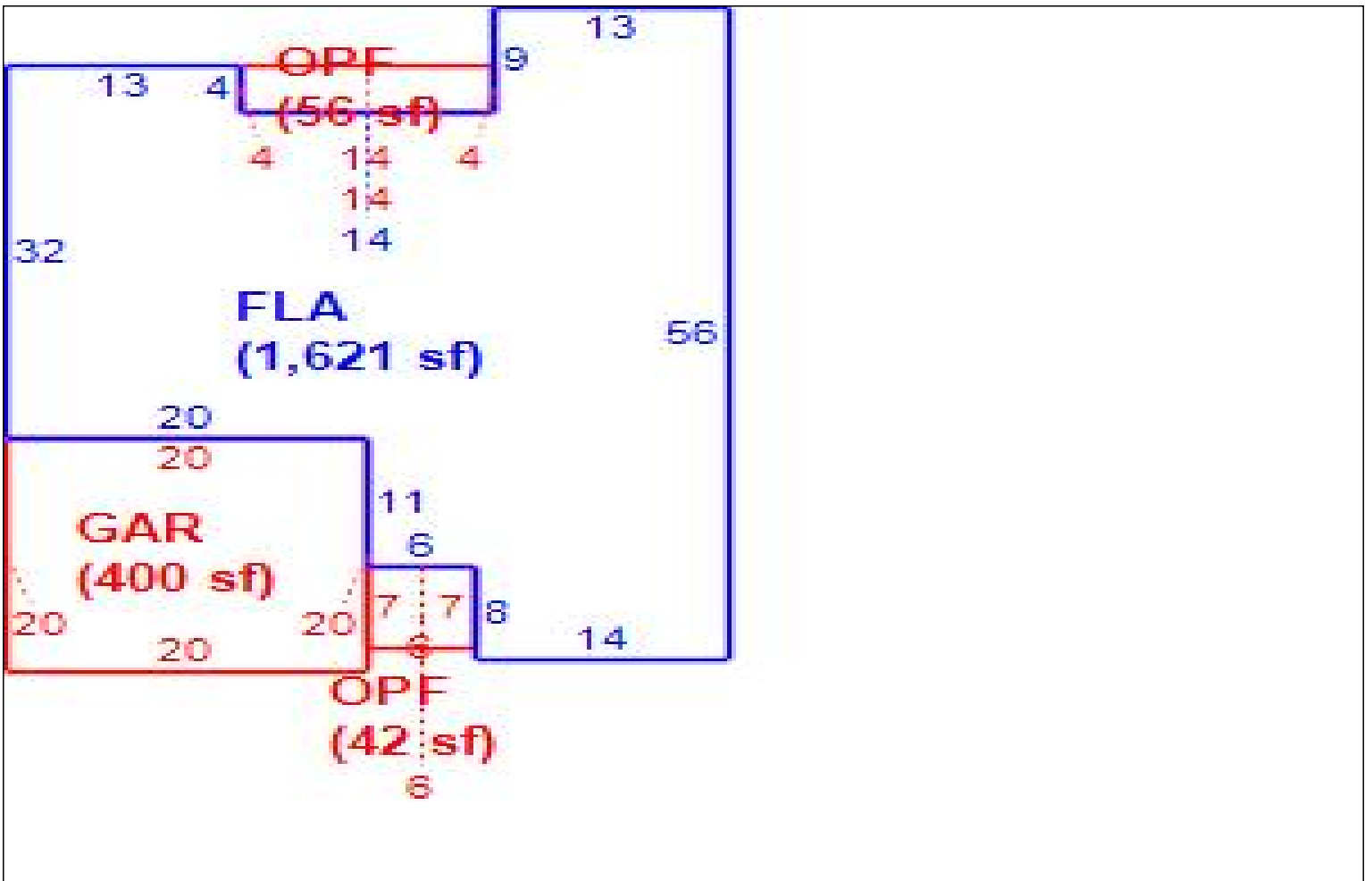
Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

Property Location			
Site Address 2278 BEXLEY DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 195 ORB 6242 PG 1399

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,555
Deprec Bldg Value 231,398		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	1,621	1,621	1,621	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	120.71	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	98	0	238,555	Wall Type	03	Heat Type	6
TOTALS		1,621	2,119	1,621	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					231,398				

Alternate Key 3854966
 Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 3
 PRC Run: 12/5/2024 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
2019	17-1652	01-01-2018	09-25-2018	207,066	0001	SFR 3/2 2278 BEXLEY DR	09-25-2018	04-03-2018

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023139891	6242 1399	11-10-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2018048747	5101 0526	04-24-2018	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017033098	4921 0402	03-21-2017	WD	U	M	V	603,700				
	4512 2273	08-04-2014	WD	U	M	V	2,580,600				
	3725 1148	01-23-2009	MI	U	M	V	1,190,700				
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
45,000	231,398	0	276,398	0	276398	50,000.00	226398	251398	276,398

Parcel Notes

3725/1148 ASSIGNEES DEED LEWIS B FREEMAN AS ASSIGNEE FOR AMERICA'S FIRST HOME LLP TO TUSCAN COVE LLC
 4512/2273 TUSCAN COVE LLC TO TRG CFG PROJECT III LLC
 4512/2273 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH
 4921/402 TRG CFG PROJECT III LLC TO LGI HOMES-FLORIDA LLC
 4921/402 M SALE INCL 20 PARCELS IN CHELSEA OAKS SOUTH SUB
 5101/526 LGI HOMES-FLORIDA LLC TO JOSE GOMEZ ZAMORA UNMARRIED
 18X COURTESY HX CARD SENT 062118
 19X COURTESY HX CARD SENT 010219
 20CC SUBMITTED HX APP KCH 021120
 6242/1399 JOSE GOMEZ ZAMORA AKA JOSE JAVIER ZAMORA GOMEZ TO NOEMI DE MORAES SILVA MUNIZ UNMARRIED AND RYAN KIMMERLING UNMARRIED JTWROS
 24CC EFILE HX APP CP 022924
 24X HX GRANTED FOR RYAN ONLY PENDING COPY OF SILVAS PERM RES CARD KCH 031224

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Alternate Key 3854943
 Parcel ID 27-19-26-0080-000-17200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 4
 PRC Run: 12/5/2024 By

Card # 1 of 1

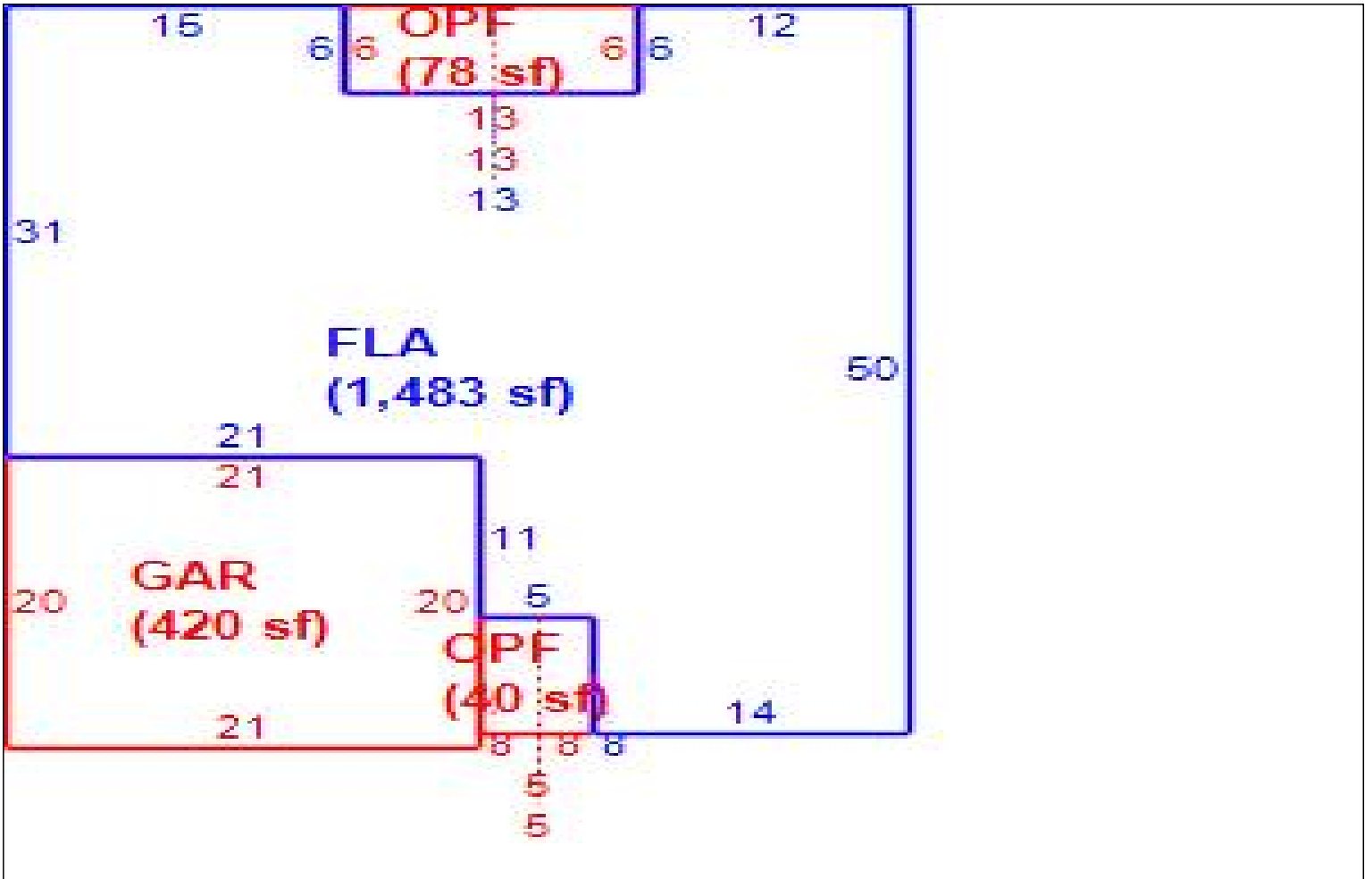
Current Owner		
WALLACE STEPHANIE		
2425 BRACKNELL FOREST TRL		
TAVARES	FL	32778

Property Location		
Site Address 2425 BRACKNELL FOREST TRL		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 172 ORB 6102 PG 2302

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,627
Deprec Bldg Value 218,858		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	1,483	1,483	1483	2017	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	122.87	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	118	0	225,627	Wall Type	03	Heat Type	6
TOTALS		1,483	2,021	1,483	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,858				

Alternate Key 3854943
 Parcel ID 27-19-26-0080-000-17200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0382 Comp 4
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	17-00000679	05-10-2017	09-28-2017	188,750	0001	SFR 3/2 2425 BRACKNELL FOREST	10-02-2017	08-25-2017	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023025288	6102 2302	03-01-2023	WD	Q	01	I	311,000	039	HOMESTEAD	2024	25000	
2022133039	6034 2210	10-03-2022	WD	U	37	I	361,400	059	ADDITIONAL HOMESTEAD	2024	25000	
2017111633	5015 0722	10-13-2017	WD	Q	Q	I	174,900					
2016068409	4801 2013	06-28-2016	WD	U	M	V	582,700					
	4512 2273	08-04-2014	WD	U	M	V	2,580,600					
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	
45,000	218,858	0	263,858	0	263858	50,000.00	213858	238858	263,858	

Parcel Notes

3725/1148 ASSIGNEES DEED LEWIS B FREEMAN AS ASSIGNEE FOR AMERICA'S FIRST HOME LLP TO TUSCAN COVE LLC
 4512/2273 TUSCAN COVE LLC TO TRG CFG PROJECT III LLC
 4512/2273 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH
 4801/2013 TRG CFG PROJECT III LLC TO LGI HOMES - FLORIDA LLC
 4801/2013 M SALE INCL 20 PARCELS CHELSEA OAKS SOUTH
 5015/722 LGI HOMES - FLORIDA LLC TO ILEANA FRANQUI MARRIED
 18X COURTESY HX CARD SENT 111717
 18X COURTESY HX CARD SENT 122617
 6034/2210 ILEANA FRANQUI TO OPENDOOR PROPERTY C LLC
 6102/2302 OPENDOOR PROPERTY C LLC TO STEPHANIE WALLACE SINGLE
 24CC EFILE HX APP CP 110723

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