



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3836224

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, Address, Phone, Email, and checkboxes for various petition reasons.

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.

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 I. Peyton

Robert Peyton

9/10/2024

Signature, representative

Print name

Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

RESIDENTIAL

Petition # 2024-0386	Alternate Key: 3836224	Parcel ID: 27-19-26-0075-000-09800
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 3967 HILLINGDON 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	\$ 290,663	\$ 290,663
2. Assessed or classified use value, *if applicable	\$ 227,480	\$ 227,480
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 227,480	\$ 227,480

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

Last Sale Date 3/21/2019 **Price:** \$177,000 Arm's Length Distressed Book 5255 Page 385

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836224	3840310	3864155	3854966
Address	3967 HILLINGDON RD TAVARES	1109 LONGVILLE CIR TAVARES	1756 COLLEGE PARK DR TAVARES	2278 BEXLEY DR TAVARES
Proximity		0.25 MILE	0.56 MILE	0.24 MILE
Sales Price		\$343,000	\$365,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.80%	0.40%
Adjusted Sale		\$292,922	\$320,470	\$277,550
\$/SF FLA	\$169.58 per SF	\$153.68 per SF	\$173.51 per SF	\$171.22 per SF
Sale Date		11/16/2023	5/24/2023	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	1,714	1,906	-9600	1,847	-6650	1,621	4650
Year Built	2005	2006		2008		2018	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2		2	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	N	N	0	Y	-20000	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. 3.3%	-9600	-Net Adj. 8.3%	-26650	Net Adj. 1.7%	4650
		Gross Adj. 3.3%	9600	Gross Adj. 8.3%	26650	Gross Adj. 1.7%	4650
Adj. Sales Price	Market Value \$290,663	Adj Market Value	\$283,322	Adj Market Value	\$293,820	Adj Market Value	\$282,200
	Value per SF 169.58						

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 12/5/2024

2024-0386 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3836224	3967 HILLINGDON RD TAVARES	-
2	COMP 3	3854966	2278 BEXLEY DR TAVARES	0.24 MILE
3	COMP 1	3840310	1109 LONGVILLE CIR TAVARES	0.25 MILE
4	COMP 2	3864155	1756 COLLEGE PARK DR TAVARES	0.56 MILE
5				
6				
7				
8				

Alternate Key 3836224
 Parcel ID 27-19-26-0075-000-09800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0386 Subject
 PRC Run: 12/5/2024 By
 Card # 1 of 1

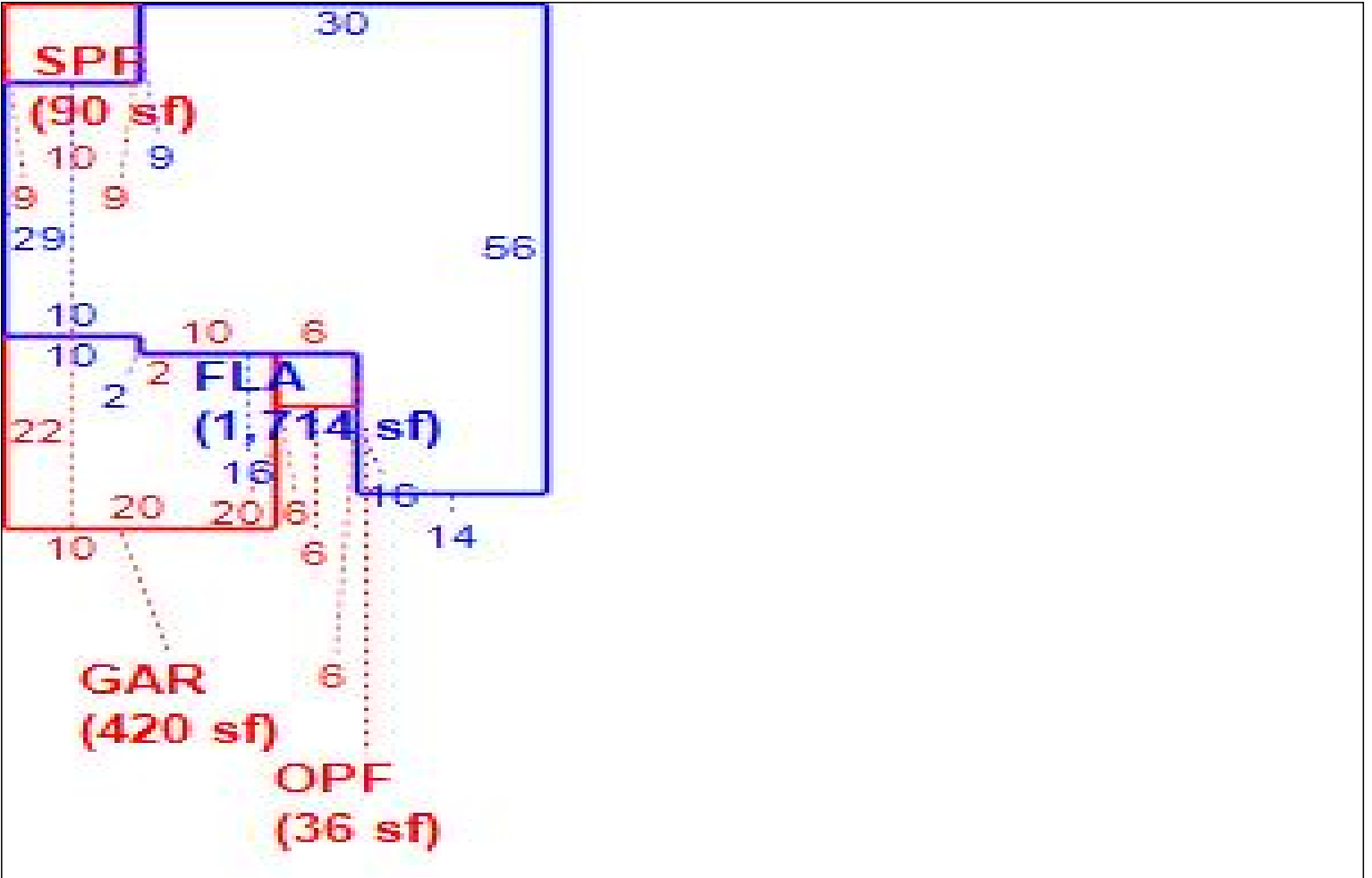
Current Owner
 AH4R PROPERTIES TWO LLC
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 3967 HILLINGDON 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 98 ORB 5255 PG 385

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 220,787 Deprec Bldg Value 214,163 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	1,714	1,714	1714	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	105.98	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	220,787	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	90	0	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					214,163				
	TOTALS	1,714	2,260	1,714					

Alternate Key 3836224
 Parcel ID 27-19-26-0075-000-09800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0386 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
2006	BR05-01195	08-19-2005	02-17-2006	150,007	0000	SFR 3967 HILLINGDON RD		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019033836	5255 0385	03-21-2019	WD	Q	Q	I	177,000				
2018050981	5104 0347	04-10-2018	QC	U	U	I	100				
	3854 1328	12-16-2009	WD	Q	Q	I	106,000				
	3298 1148	10-20-2006	WD	Q	Q	I	247,900				
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	214,163	0	290,663	40443	250220	0.00	250220	290663	290,663

Parcel Notes

06FC SFR VACANT NO FOR SALE SIGN MB 021706
 3298/1148 AMERICAS FIRST HOME TO ROBERT & DONNA SODAKER HW OUR NAME SCRIN HAD CHELSEA OAK LLC BUT OK TO SC AS PER TITLE CO
 3854/1328 ROBERT & DONNA SODAKER TO LONNY R & KIMBERLY J WOOD HW
 11TR NOT DELIVERABLE AS ADDRESSED 30731 GEORGE DR TAVARES FL 32778 4892
 15CC BX AND LATE FILE FORM SUBMITTED ALT 060415
 15X BX BELONGS TO KIMBERLY J WOOD
 5104/247 LONNY R & KIMBERLY J WOOD ENHANCED LE REM JANELLE ELIZABETH BOOGAR AND JASON RUSSELL WOOD ONLY
 18 LONNY RUSSELL WOOD 55 DECEASED 041618 STATE DEATH LIST FILE 2018064881 SHH 092018
 19CC SUBMITTED WX APP WILL SUBMIT SPOUSE DC KCH 103118
 19X WX PENDING DC DB 110218
 19CC REC DC CS 110518
 5255/385 KIMBERLY J WOOD TO AH4R PROPERTIES TWO LLC
 19VAB PETITION 2019-105 JDB 091219
 19VAB PETITION 2019-105 WITHDRAWN NO CHANGE TJW 100819
 20 MLS G5012152 JDB 072219
 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 3840310
 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0386 Comp 1
 PRC Run: 12/5/2024 By

Card # 1 of 1

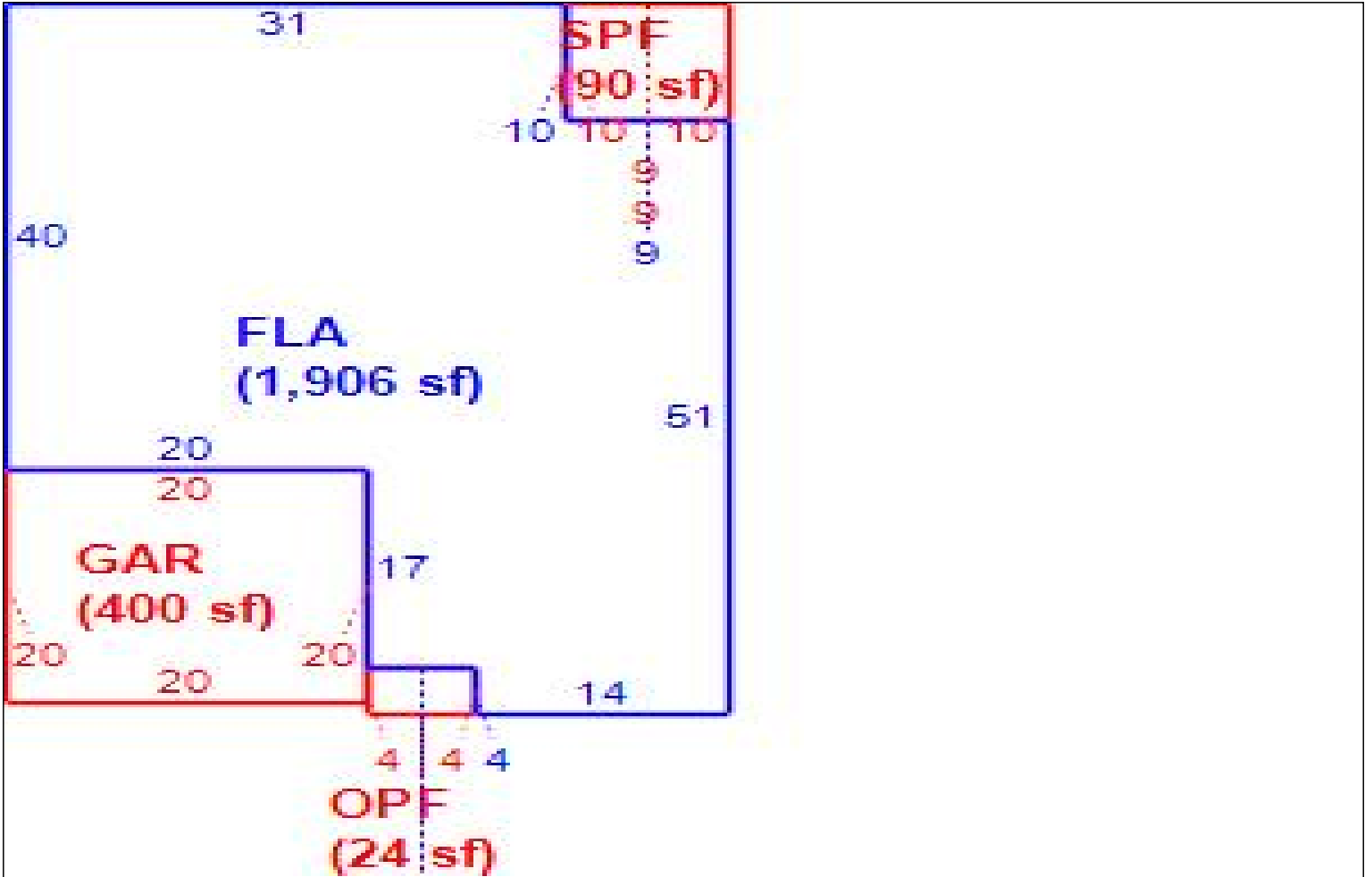
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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
					0				
					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

2024-0386 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

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 3864155
Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0386 Comp 2
PRC Run: 12/5/2024 By

Card # 1 of 1

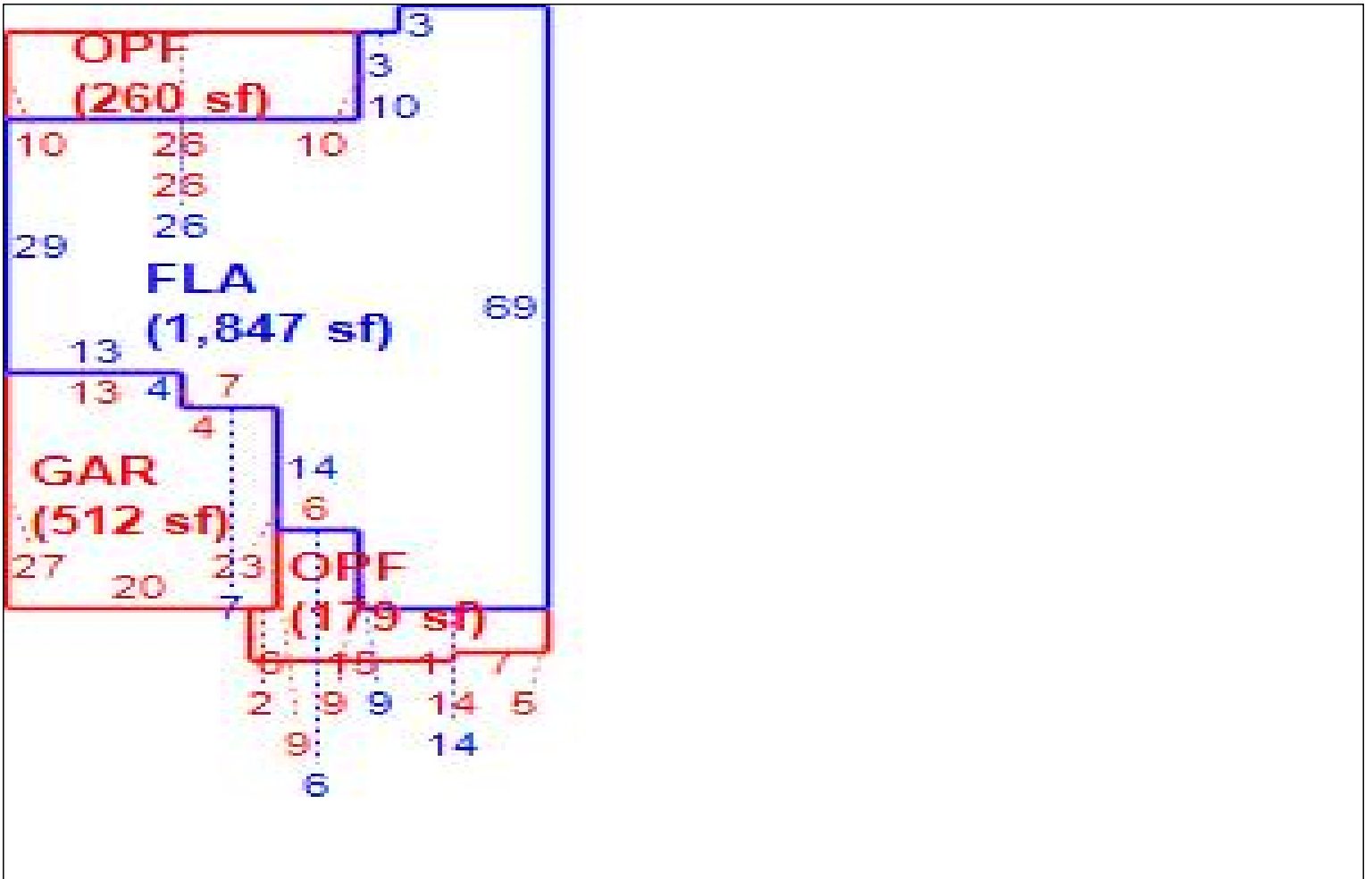
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

Property Location		
Site Address 1756 COLLEGE PARK DR		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LAKE ELSIE RESERVE PB 61 PG 77-79 LOT 79 ORB 6151 PG 493

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	1.25	1.000	1.000	0	56,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,250		
Classified Acres		0		Classified JV/Mkt		56,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,639
Deprec Bldg Value 218,870		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	1,847	1,847	1847	2008	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	512	0	99.22	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	439	0	225,639	Wall Type	03	Heat Type	6
TOTALS		1,847	2,798	1,847	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	218,870			

Alternate Key 3864155
 Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0386 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
POL2	SWIMMING POOL - RESIDENTIAL	171.00	SF	35.00	2008	2008	5985.00	85.00	5,087
PLD2	POOL/COOL DECK	327.00	SF	5.38	2008	2008	1759.00	70.00	1,231
SEN2	SCREEN ENCLOSED STRUCTURE	1043.00	SF	3.50	2008	2008	3651.00	60.00	2,191
PUG2	POOL UPGRADE	1.00	UT	4000.00	2008	2008	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	IMPS	05-22-2010	04-11-2011	1	0008	CHECK FLA BACK TO GCF FOR 11	04-11-2011		
2009	RA07-00745	03-26-2008	06-19-2008	3,794	0000	SEN 898SF	06-19-2008		
2009	PL07-00577	03-26-2008	06-19-2008	21,000	0000	POL FOR 09	06-19-2008		
2009	BR07-00492	03-26-2008	06-19-2008	176,738	0000	SFR FOR 09	06-19-2008		
2008	PL07-00577	07-17-2007	03-26-2008	21,000	0000	POL 12X24 W/DECK	03-26-2008		
2008	BR07-00492	06-26-2007	03-26-2008	176,738	0000	SFR 1756 COLLEGE PARK DR *SEE N	03-26-2008		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064200	6151	0493	05-24-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
	3923	2316	05-14-2010	WD	Q	Q	I	173,500	059	ADDITIONAL HOMESTEAD	2024	25000
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	
56,250	218,870	11,909	287,029	0	287029	50,000.00	237029	262029	287,120	

Parcel Notes
 07BP BR07-00492 AND PL07-00577 KEYED TO THIS AK AS PER PHYS LOCATION ON PERMIT NO OTHER INFO GIVEN DW 121207
 09FC FLA3 IS ENCLOSED FROM GCF FOR OFFICE UNTIL MODEL/OFFICE BECOMES SFR MB 061908
 3923/2316 MASTERPIECE HOMES LLC SUCC BY MERGER TO MASTERPIECE HOMES INC TO JEFFREY A & EVA L BENEVIT HW
 11FC SFR GOOD COND FLA3 TO GCF JDB 041111
 6151/493 JEFFREY A & EVA L BENEVIT TO PATRICIA A & BRIAN P SMITH HW
 24CC EFILE HX APP CP 011624

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0386 Comp 3
PRC Run: 12/5/2024 By

Card # 1 of 1

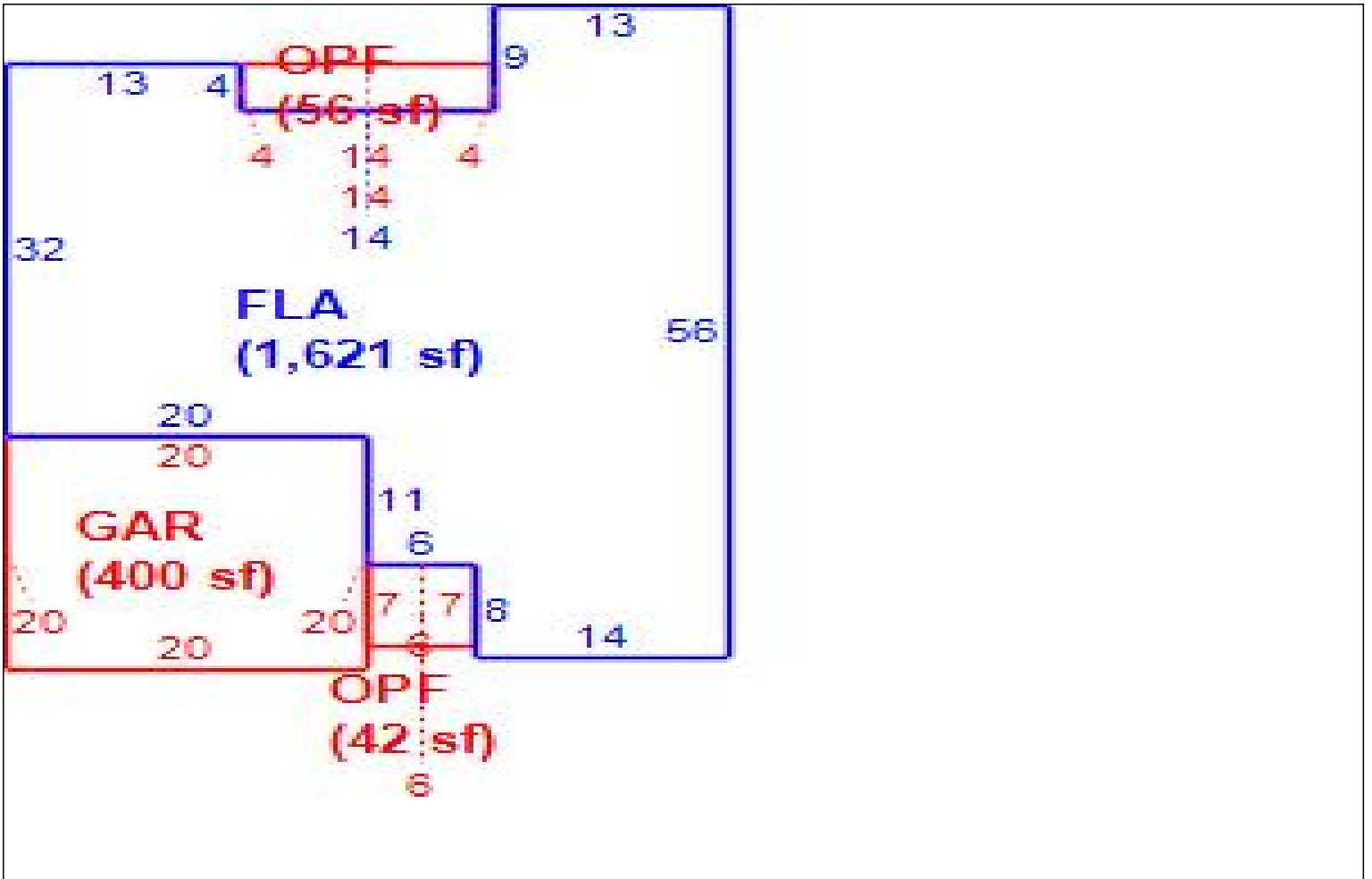
Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

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				
					231,398				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0386 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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