

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3836256

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.

| ONAL WELL | COM | AECENERA | GUERIK OF | THEVA | MENDURAN | ENT BOARD | (MAB) |
|---|--|---|---|--|--|--|---|
| Petition# 8 | 024- | 0388 | County | Lake | | Tax year 202 4 | Date received 9.12.24 |
| naar 194 a. | | | COMPLET | ID BY T | HEREUMONE | 3 | |
| PART 1. Taxpay | er Informat | ion | | | | | |
| Taxpayer name: A | merican Hom | es 4 Rent, LLC; | AH4R PROPERT | TIES TWO | Representative: | Ryan, LLC c | /o Robert Peyton |
| Mailing address for notices | | _C orth Scottsda ale, AZ 85254 | le Rd, Ste 650 |) | Parcel ID and physical address or TPP account # | | 07500012700 ø gdon Road |
| Phone 954-740-6 | 240 | | | | Email | Residentia | Appeals@ryan.com |
| The standard way | to receive | information is | by US mail. | If possible | e, I prefer to recei | ve informatio | n by 🗹 email 🗌 fax. |
| I am filing this documents the | | | | ave attac | hed a statement | of the reason | s I filed late and any |
| your evidence evidence. The | to the value VAB or spe | adjustment be ecial magistrat | oard clerk. Flo e ruling will o | orida law a ccur unde | illows the property or the same statut | appraiser to cory guidelines | nust submit duplicate copies of cross examine or object to your as if you were present.) |
| Type of Property Commercial | | | | | ış∐ High-water re Vacant lots an | _ | Historic, commercial or nonprofit Business machinery, equipment |
| PART 2. Reason | for Petitio | n Ch | eck one. If n | nore than | one, file a sepa | rate petition. | |
| ✓ Real property □ Denial of class | • | ck one). ☑dec | rease 🗌 incr | ease | ☐ Denial of exe | emption Selec | et or enter type: |
| Property was no | arent reduc ot substant nal property by s.193.0 | ially complete v value (You i 52. (s.194.03 | nust have tin | 1 nely filed | (Include a da a∐Qualifying impr | ite-stamped or rovement (s. 19 control (s. 193 | emption or classification opy of application.) 93.1555(5), F.S.) or change of 3.155(3), 193.1554(5), or |
| determinatio 5 Enter the tim | n that they e (in minute | are substant es) you think y | ally similar. (ou need to pr | (s. 194.01 resent you | 1(3)(e), (f), and (ur case. Most hear | g), F.S.) rings take 15 r | perty appraiser's minutes. The VAB is not bound e the time needed for the entire |
| | s or I will n | ot be availabl | e to attend or | n specific | dates. I have atta | ached a list of | dates. |
| You have the right evidence directly appraiser's evider | t to exchar to the prop nce. At the | ge evidence erty appraise hearing, you | with the prop at least 15 c have the righ | erty appra days befor nt to have | aiser. To initiate t re the hearing an witnesses sworn | the exchange d make a writ | , you must submit your ten request for the property |
| of your property re | ecord card ted. When | containing int the property a | ormation rele appraiser rec | evant to th | ne computation of | f your current | the property appraiser a copy assessment, with confidential end the property record card |

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.

| 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 attoriney or authorization for representation to this form. Written authorize the person I appoint in part 5 to have access to confidential information from the property appraiser or tax collector. I 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): A Florida Bar licensed attorney (Florida Bar number | PART 3. Taxpayer Signature | and the second s | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 41 F | pr. 222 | | tale of the second |
|--|--|--|---------------------------------------|----------------------------------|-----------------------------------|--------------------------------|---------------------------------------|
| 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 | without attaching a completed power of attor Written authorization from the taxpayer is rec | ney or authori | zation for rep | resentation to | this form. | | · · |
| 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): A Florida Bar licensed attorney (Florida Bar number | Under penalties of perjury, I declare that I an | o have access n the owner of | to any confid the property | ential informa described in t | ation related t his petition a | o this petitic nd that I ha | on. ve read this |
| 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): | Signature, taxpayer | - | | Print nan | ne | | Date |
| A Florida Bar licensed attorney (Florida Bar number | Complete part 4 if you are the taxpayer's or | | | ee or you are | one of the fo | llowing lice | nsed |
| A Florida Bar licensed attorney (Florida Bar number | | | | (taynayer | or an affiliated | l entity) | , |
| ■ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number | | Par numbar | | | or arranniated | enuty). | |
| A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number | _ | | | | nse number - | RD6182 | ······) |
| □ 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 Peyton | | | | | | | <i>).</i> |
| 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 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 | | | | | | | · · · · · · · · · · · · · · · · · · · |
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| □ 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 | | | t listed in part | 4 abovo | | | · · · · · · · · · · · · · · · · · · · |
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| 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 | the taxpayer's authorization is attached (| OR 🔲 the taxp | payer's autho | rized signatur | e is in part 3 | of this form. | |
| becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the | | the taxpayer is | required for | access to cor | nfidential info | rmation fror | n the property |
| | becoming an agent for service of process ur | | | | | | |
| Signature, representative Print name Date | Signature, representative | | | Print na | ame | | Date |

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | | RES | IDENTIA | L | | | |
|---------------------|-----------------------|---------------|---------------------|---------------------------------------|----------------------|---------------------------------------|------------------------|----------------|
| Petition # | ł . | 2024-0388 | | Alternate K | ey: 3836256 | Parcel I | D: 27-19-26-007 | 5-000-12700 |
| Petitioner Name | ROBERT | PEYTON, R | YAN LLC | Property | 2020 HII I | INGDON RD | Check if Mult | tiple Parcels |
| The Petitioner is: | Taxpayer of Rec | cord 🗸 Tax | payer's agent | Address | | ARES | | |
| Other, Explain: | ALIAD DD | | TWO LLC | Value from | | D 14 (| | |
| Owner Name | AH4R PRO | OPERTIES T | IWO LLC | TRIM Notice | Value below | e Board Actio ted by Prop App | i value aller b | oard Action |
| 1. Just Value, red | uired | | | \$ 309,0 | 59 \$ | 309,05 | 59 | |
| 2. Assessed or c | assified use val | ue, *if appli | cable | \$ 239,0 | 00 \$ | 239,00 | 00 | |
| 3. Exempt value, | *enter "0" if nor | ie | | \$ | - | | | |
| 4. Taxable Value, | | | | \$ 239,0 | 00 \$ | 239,00 | 00 | |
| *All values entered | | y taxable va | lues, School and | · · · · · · · · · · · · · · · · · · · | | · · · · · · · · · · · · · · · · · · · | • | |
| Last Sale Date | 2/2/2019 | Pric | ce: \$183 | ,000 | ✓ Arm's Length | Distressed | Book <u>5233</u> P | age <u>694</u> |
| ITEM | Subje | ct | Compara | | Compara | | Comparal | |
| AK# | 38362 | | 38403 | | 38641 | | 38549 | |
| Address | 3930 HILLING TAVAR | | 1109 LONGV TAVAR | | 1756 COLLEG TAVAF | | 2278 BEXL TAVAR | |
| Proximity | | | 0.16 M | ILE | 0.48 M | ILE | 0.35 MI | LE |
| Sales Price | | | \$343,0 | 00 | \$365,0 | 000 | \$325,00 | 00 |
| Cost of Sale | | | -15% | 6 | -15% | | -15% |) |
| Time Adjust | | | 0.409 | | 2.80 | | 0.40% | |
| Adjusted Sale | | | \$292,9 | | \$320,4 | | \$277,5 | |
| \$/SF FLA | \$162.49 p | er SF | \$153.68 | | \$173.51 | | \$171.22 p | |
| Sale Date | | | 11/16/2 | 023 | 5/24/2 | 023 | 11/10/2 | 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 | 1,902 | | 1,906 | -200 | 1,847 | 2750 | 1,621 | 14050 |
| 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 | PATIO | | YES | -5000 | YES | -5000 | YES | -5000 |
| 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. 1.8% | -5200 | -Net Adj. 6.9% | -22250 | Net Adj. 3.3% | 9050 |
| | | | Gross Adi 1.8% | 5200 | Gross Adi 8.7% | 27750 | Gross Adi 6 9% | 19050 |

\$287,722

Adj Market Value

\$298,220

Adj Market Value

\$286,600

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$309,059

162.49

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

2024-0388 Comp Map



| Bubble # | Comp# | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------|-------------------------------|
| 1 | SUBJECT | 3836256 | 3930 HILLINGDON RD TAVARES | _ |
| 2 | COMP 3 | 3854966 | 2278 BEXLEY DR TAVARES | 0.35 MILE |
| 3 | COMP 1 | 3840310 | 1109 LONGVILLE CIR TAVARES | 0.16 MILE |
| 4 | COMP 2 | 3864155 | 1756 COLLEGE PARK DR TAVARES | 0.48 MILE |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Parcel ID 27-19-26-0075-000-12700

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

2024-0388 Subject PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 3930 HILLINGDON RD

SINGLE FAMILY

TAVARES T000

NBHD 2118 Mill Group Last Inspection

Property Use

00100

PJF 01-01-202

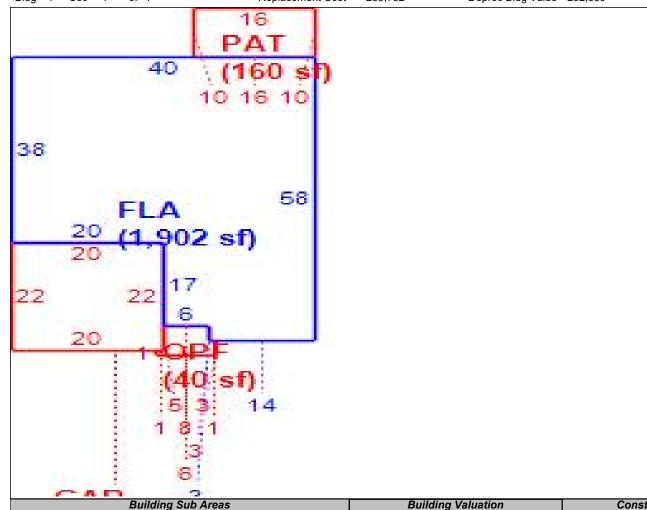
FL 32778

Legal Description

CHELSEA OAKS PB 53 PG 89-91 LOT 127 ORB 5233 PG 694

| Lan | 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 | |
| | Cla | Total A assified A | | 0.00 | JV/Mkt Classified JV/Mkt | 1 - | | | l Adj JV/Mk d Adj JV/Mk | | | 76,500 0 | |
| | Sketch | | | | | | | | | | | | |

Bldg 1 1 of 1 Replacement Cost 239,752 Deprec Bldg Value 232,559 Multi Story 0 Sec



| | Building S | Sub Areas | | | Building Valuation | | Cons | structio | n Detail | |
|------------|----------------------------------|------------|-----------|----------|--------------------|---------|---------------|----------|--------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2005 | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,902 | 1,902 | 1902 | Effective Area | 1902 | No Stories | 1.00 | Full Baths | 2 |
| GAR OPF | GARAGE FINISH OPEN PORCH FINISHE | 0 | 440 40 | 0 | Base Rate | 105.48 | NO Stories | 1.00 | i uli Datiis | _ |
| PAT | PATIO UNCOVERED | 0 | 160 | 0 | Building RCN | 239,752 | Quality Grade | 665 | Half Baths | 0 |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good | 97.00 | Foundation | 3 | Fireplaces | 0 |
| | | | | | Functional Obsol | 0 | Curidation | J | i ii opiaooo | ١ |
| | TOTALS | 1,902 | 2,542 | 1,902 | Building RCNLD | 232,559 | Roof Cover | 3 | Type AC | 03 |

LCPA Property Record Card

2024-0388 Subject 12/5/2024 By PRC Run:

Parcel ID 27-19-26-0075-000-12700 Card# 1 of 1 Roll Year 2025 Status: A Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Туре %Good Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date BR05-00735 168,248 SFR 3930 HILLINGDON RD 05-24-2005 10-20-2005 0000 2006

| | | | | Sales Inform | ation | | | | | | Exer | nptions | | |
|----------|-------|------|--------|--------------|-------|-----|------|---------|------------|------|-------------|---------|------|--------|
| Instrume | nt No | Boo | k/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | ı | Year | Amount |
| 2019014 | 1665 | 5233 | 0694 | 02-02-2019 | WD | Q | Q | 1 | 183,000 | | | | | |
| | | 3016 | 0975 | 09-29-2005 | WD | Q | Q | - 1 | 188,400 | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | • | Total | | 0.00 |

| | | | | Value Su | ummary | | | | |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 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 | 232.559 | 0 | 309.059 | 46159 | 262900 | 0.00 | 262900 | 309059 | 309.059 |

Parcel Notes

3016/975 VANESSA SNODDY UNMARRIED

5233/694 VANESSA SNODDY TO AH4R PROPERTIES TWO LLC

19VAB PETITION 2019-102 JDB 091219

19VAB PETITION 2019-102 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 3840310 Parcel ID

GONZALEZ HERBERT & GLEYDIS

22-19-26-1601-000-13800

Current Owner

LCPA Property Record Card Roll Year 2025 Status: A

2024-0388 Comp 1 PRC Run: 12/5/2024 By

Card # of 1 1

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

TAVARES

1109 LONGVILLE CIR

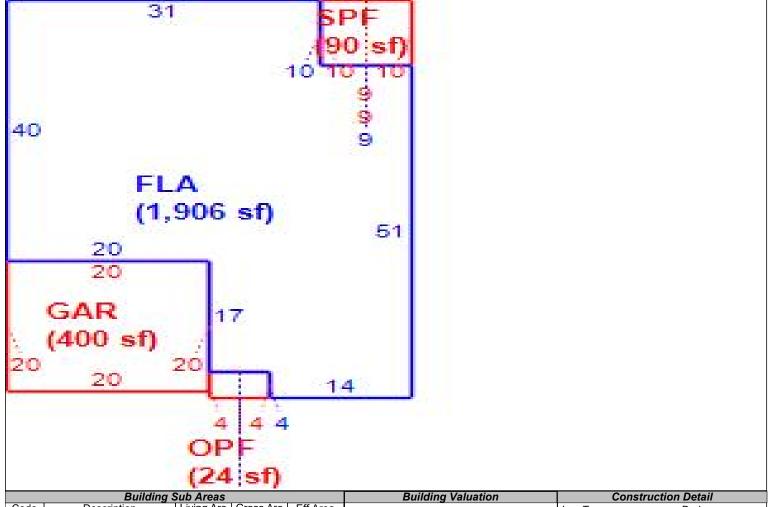
FL 32778

Legal Description

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

| Lan | d Lines | | | | | | | | | | | |
|-----|---------|------------|-------|-------|---------------------|-----------|----------|------------|-------------|--------|-----------|--------|
| LL | Use | Front | Depth | Notes | Units | Unit | Depth | Loc | Shp | Phys | Class Val | Land |
| | Code | | | Adj | | Price | Factor | Factor | Factor | Factor | 0.5.55 | Value |
| 1 | 0100 | 0 | 0 | | 1.00 LT | 45,000.00 | 0.0000 | 1.70 | 1.000 | 1.000 | 0 | 76,500 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | Total A | cres | 0.00 | JV/Mkt 0 | 1 | ' | Tota | Adj JV/Mk | ct | l l | 76,500 |
| | Cla | assified A | cres | 0 (| Classified JV/Mkt 7 | 6,500 | | Classified | d Adj JV/Mk | t | | 0 |

Sketch Bldg 1 1 of 1 Replacement Cost 263,523 Deprec Bldg Value 255,617 Multi Story Sec



| | Building S | Sub Areas | | | Building Valuation | | Cons | structio | n Detail | |
|------|----------------------|------------|-----------|----------|--------------------|---------|---------------|----------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2006 | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,906 | 1,906 | 1906 | Effective Area | 1906 | l | | | |
| GAR | GARAGE FINISH | 0 | 400 | 0 | | 115.86 | No Stories | 1.00 | Full Baths | 2 |
| OPF | OPEN PORCH FINISHE | 0 | 24 | 0 | Base Rate | | Quality Grade | 680 | Half Baths | |
| SPF | SCREEN PORCH FINIS | 0 | 90 | 0 | Building RCN | 263,523 | Quality Orace | 000 | rian banis | ١ |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good | 97.00 | | | | |
| | | | | | Functional Obsol | 0 | Foundation | 3 | Fireplaces | 0 |
| | TOTALS | 1,906 | 2,420 | 1,906 | Building RCNLD | 255,617 | Roof Cover | 3 | Type AC | 03 |

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0388 Comp 1 PRC Run: 12/5/2024 By

Card # 1 of 1

| | Non-roal zozo otatao. A | | | | | | | | | | | | |
|------|--|-------|------|------------|----------|-----------|-----|-------|-----------|--|--|--|--|
| | Miscellaneous Features | | | | | | | | | | | | |
| | | *^• | | | | holow | | | | | | | |
| | *Only the first 10 records are reflected below | | | | | | | | | | | | |
| Code | Description | Units | Туре | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value | | | | |
| | ' | | 7. | | | | | | | | | | |
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| | | | | Build | ing Peri | nits | | | |
|-----------|----------------------------|--|--|-------------------|----------------------|---|-------------|--|---------|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | | Description | Review Date | CO Date |
| 2001 | SALE BR05-01727 IMPS | 01-01-2018 01-18-2006 01-04-2006 | 04-05-2019 07-11-2006 07-11-2006 | 1 170,108 1 | 0099 0000 0000 | CHECK VALUI SFR/1109 LON SFR FOR 07 | | 03-08-2019 07-11-2006 07-11-2006 | |
| · | | Sale | e Information | | | | Evo | nntions | |

| | | | Sales Inform | ation | | | | | | Exemptions | | |
|--------------------------|------------------------------|------------------------------|--|----------------------|------|-------------------|---------|------------------------------------|------------|-----------------------------------|--------------|-----------|
| Instrument No | Book | /Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023145025 2018128698 | 6248 5193 3184 3048 | 2040 0236 1100 0198 | 11-16-2023 10-31-2018 06-07-2006 11-30-2005 | WD WD WD WD | 0000 | 01 Q Q M | > | 343,000 193,500 254,800 1 | 039 059 | HOMESTEAD ADDITIONAL HOMESTEAD | 2024 2024 | |
| | | | | | | | | | | Total | | 50,000.00 |

| | | | | Value Sเ | ımmary | | | | |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 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

^{***}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.***

Parcel ID 21-19-26-0600-000-07900 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0388 Comp 2 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 1756 COLLEGE PARK DR

Mill Group

TAVARES FL 32778 000T NBHD 2118

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner SMITH PATRICIA A & BRIAN P

1756 COLLEGE PARK DR

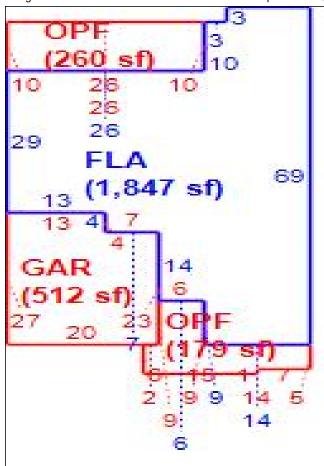
TAVARES 32778

Legal Description

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

| Lan | d Lines | | | | | | | | | | | |
|-----|---------|------------|-------|-------|---------------------|-----------|--------|------------|-------------|--------|-----------|--------|
| LL | Use | Front | Depth | Notes | Units | Unit | Depth | Loc | Shp | Phys | Class Val | Land |
| | Code | 1 10111 | Борин | Adj | OTING | Price | Factor | Factor | Factor | Factor | Olaco vai | Value |
| 1 | 0100 | 0 | 0 | | 1.00 LT | 45,000.00 | 0.0000 | 1.25 | 1.000 | 1.000 | 0 | 56,250 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | Total A | | 0.00 | JV/Mkt 0 | | | | l Adj JV/Mk | | | 56,250 |
| | Cla | assified A | cres | 0 (| Classified JV/Mkt 5 | 6,250 | | Classified | d Adj JV/Mk | ct | | 0 |

Sketch Bldg 1 1 of 1 Replacement Cost 225,639 Deprec Bldg Value 218,870 Multi Story Sec



| | Building S | Sub Areas | | | Building Valuation | | Cons | structio | n Detail | |
|------------|---------------------------------------|------------|--------------|-----------|----------------------------|------------------|---------------|----------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2008 | Imp Type | R1 | Bedrooms | 3 |
| FLA GAR | FINISHED LIVING AREA GARAGE FINISH | 1,847 0 | 1,847 512 | 1847 0 | Ellective Area | 1847 | No Stories | 1.00 | Full Baths | 2 |
| OPF | OPEN PORCH FINISHE | 0 | 439 | 0 | Base Rate Building RCN | 99.22 225,639 | 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 | 1,847 | 2,798 | 1,847 | Building RCNLD | 218,870 | Roof Cover | 3 | Type AC | 03 |

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

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0388 Comp 2 12/5/2024 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 | | |
| 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 | | |
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| | Building Permits Vees Description Descr | | | | | | | | | | | |
|------------------------------|--|--|--|--|------------------------------|--|-------------------|--|---------|--|--|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | | Description | Review Date | CO Date | | | |
| 2009 2009 2009 2008 | IMPS RA07-00745 PL07-00577 BR07-00492 PL07-00577 BR07-00492 | 05-22-2010 03-26-2008 03-26-2008 03-26-2008 07-17-2007 06-26-2007 | 04-11-2011 06-19-2008 06-19-2008 06-19-2008 03-26-2008 03-26-2008 | 1 3,794 21,000 176,738 21,000 176,738 | 0008 0000 0000 0000 | SEN 898SF POL FOR 09 SFR FOR 09 POL 12X24 W | ACK TO GCF FOR 11 | 04-11-2011 06-19-2008 06-19-2008 06-19-2008 03-26-2008 03-26-2008 | | | | |
| | | C-1- | a Information | | | | F | mntiono | | | | |

| | · | | Sales Informa | ation | | | | | | Exemptions | | |
|---------------|--------------|--------------|--------------------------|----------|-----|---------|---------|--------------------|------------|-----------------------------------|--------------|-----------|
| Instrument No | Book | /Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023064200 | 6151 3923 | 0493 2316 | 05-24-2023 05-14-2010 | WD WD | QQ | 01 Q | | 365,000 173,500 | 039 059 | HOMESTEAD ADDITIONAL HOMESTEAD | 2024 2024 | |
| | | | | | | | | | | Total | | 50,000.00 |

| | | | | Value Sเ | ummary | | | | | ı |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|---|
| 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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Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card Roll Year 2025 Status: A 2024-0388 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 2278 BEXLEY DR TAVARES FL

TAVARES FL 32778 000T NBHD 2118

 Mill Group
 000T
 NBHD
 2118

 Property Use
 Last Inspection

 00100
 SINGLE FAMILY
 TRF
 01-01-202

Current Owner

DE MORAES SILVA MUNIZ NOEMI AND

2278 BEXLEY DR

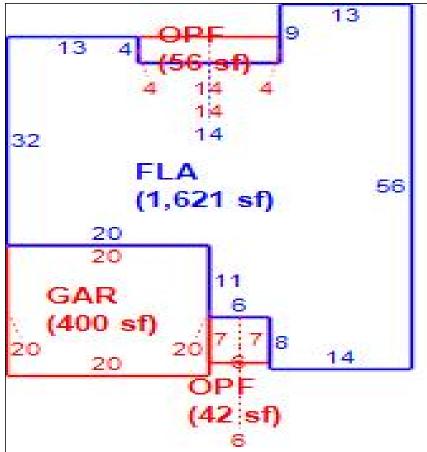
TAVARES FL 32778

Legal Description

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

| 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 | 45,000.00 | 0.0000 | 1.00 | 1.000 | 1.000 | 0 | 45,000 |
| | | Total A | cres | 0.00 | JV/Mkt 0 | • | | Tota | al Adj JV/Mk | t | 1 | 45,000 |
| | Cla | assified A | cres | 0 | Classified JV/Mkt 45 | 5,000 | | Classifie | d Adj JV/Mk | t | • | 0 |
| | | | | | | Sketch | | | | | | |

Bldg 1 Sec 1 of 1 Replacement Cost 238,555 Deprec Bldg Value 231,398 Multi Story 0



| | Building S | Sub Areas | | | Building Valuation | | Cons | structio | n Detail | |
|------|---------------------------------------|------------|--------------|-----------|------------------------------|----------------|---------------|----------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2018 | Imp Type | R1 | Bedrooms | 3 |
| GAR | FINISHED LIVING AREA GARAGE FINISH | 1,621 0 | 1,621 400 | 1621 0 | Effective Area Base Rate | 1621 120.71 | No Stories | 1.00 | Full Baths | 2 |
| OPF | OPEN PORCH FINISHE | 0 | 98 | 0 | Building RCN | 238,555 | Quality Grade | 685 | Half Baths | 0 |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good Functional Obsol | 97.00 0 | Foundation | 3 | Fireplaces | 0 |
| | TOTALS | 1,621 | 2,119 | 1,621 | Building RCNLD | 231,398 | Roof Cover | 3 | Type AC | 03 |

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

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0388 Comp 3 12/5/2024 By

Card # 1 of 1

| | Non Tour 2020 Otatus. A | | | | | | | | | | | | | | |
|------|---|--|----------|--------------|-------|--|--|--|--|--|--|--|--|--|--|
| | Miscellaneous Features | | | | | | | | | | | | | | |
| | *Only the first 10 records are reflected below | | | | | | | | | | | | | | |
| Code | Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value | | | | | | | | | | | | | | |
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| | | | | Ruilding Por | rmite | | | | | | | | | | |

| | | | | Build | ing Perr | nits | | | |
|-----------|-----------|------------|----------------|---------|----------|--------------|-------------|-------------|------------|
| 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 |
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| | | Sale | es Information | | | | Fyer | nntions | |

| 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 | Ø | 01 | ı | 325,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2018048747 | 5101 | 0526 | 04-24-2018 | WD | Q | Q | 1 | 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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