



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

5854830

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 #	2024-0389	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 #	27-19-26-008000005900 2218 Bracknell Forest Trail
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 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0389	Alternate Key: 3854830	Parcel ID: 27-19-26-0080-000-05900
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 2218 BRACKNELL FOREST TRL TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 296,634	\$ 296,634
2. Assessed or classified use value, *if applicable	\$ 241,460	\$ 241,460
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 241,460	\$ 241,460

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

Last Sale Date 6/19/2018 **Price:** \$100 Arm's Length Distressed **Book** 5127 **Page** 2099

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3854830	3840310	3836131	3854966
Address	2218 BRACKNELL FOREST TRL	1109 LONGVILLE CIR TAVARES	2236 MERRY RD TAVARES	2278 BEXLEY DR TAVARES
Proximity		0.39 MILE	0.32 MILE	SAME SUB
Sales Price		\$343,000	\$359,900	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.00%	0.40%
Adjusted Sale		\$292,922	\$305,915	\$277,550
\$/SF FLA	\$167.40 per SF	\$153.68 per SF	\$160.84 per SF	\$171.22 per SF
Sale Date		11/16/2023	1/5/2024	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	1,772	1,906	-6700	1,902	-6500	1,621	7550
Year Built	2007	2006		2005		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. 2.3%	-6700	-Net Adj. 8.7%	-26500	Net Adj. 2.7%	7550
		Gross Adj. 2.3%	6700	Gross Adj. 8.7%	26500	Gross Adj. 2.7%	7550
Adj. Sales Price	Market Value \$296,634	Adj Market Value	\$286,222	Adj Market Value	\$279,415	Adj Market Value	\$285,100
	Value per SF 167.40						

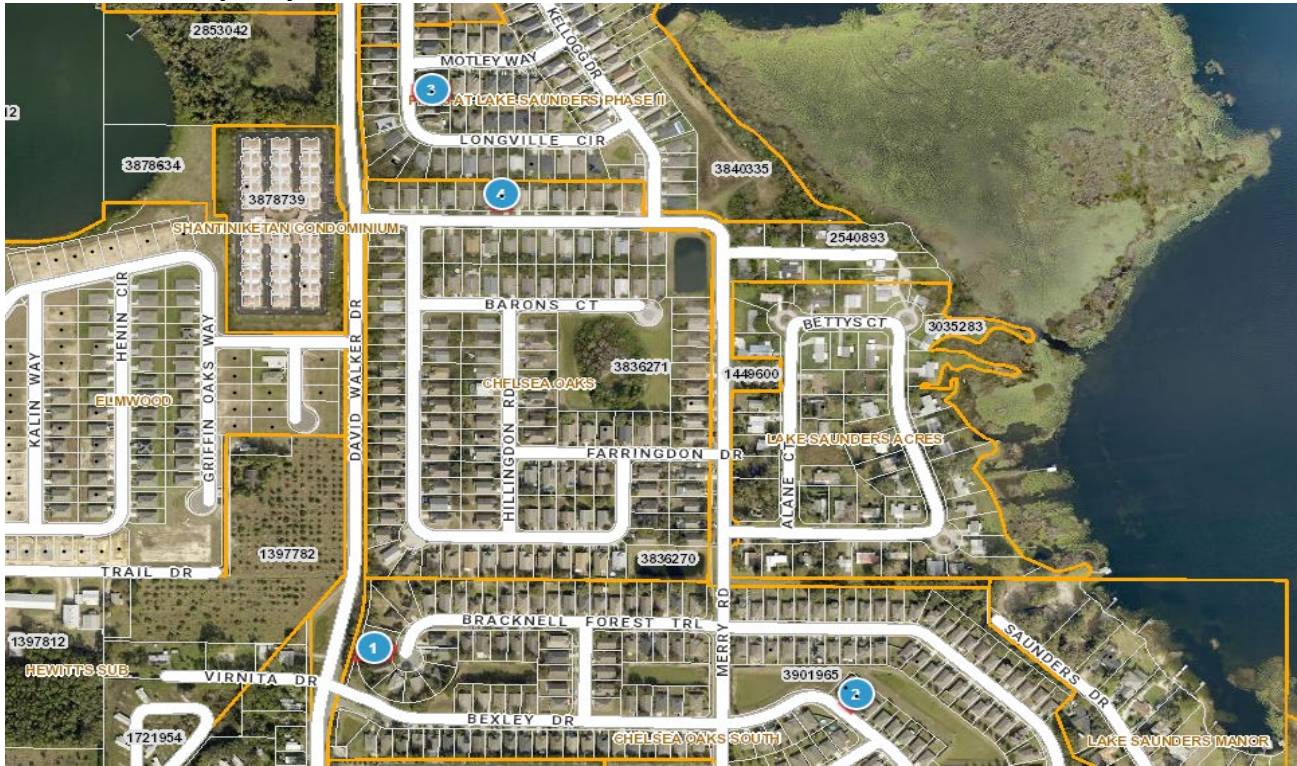
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

DEPUTY: CHRISTOPHER QUANTE

DATE 11/27/2024

2024-0389 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3854830	2218 BRACKNELL FOREST TRL TAVARES	-
2	COMP 3	3854966	2278 BEXLEY DR TAVARES	SAME SUB
3	COMP 1	3840310	1109 LONGVILLE CIR TAVARES	0.39 MILE
4	COMP 2	3836131	2236 MERRY RD TAVARES	0.32 MILE
5				
6				
7				
8				

Alternate Key 3854830
 Parcel ID 27-19-26-0080-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0389 Subject
 PRC Run: 12/5/2024 By
 Card # 1 of 1

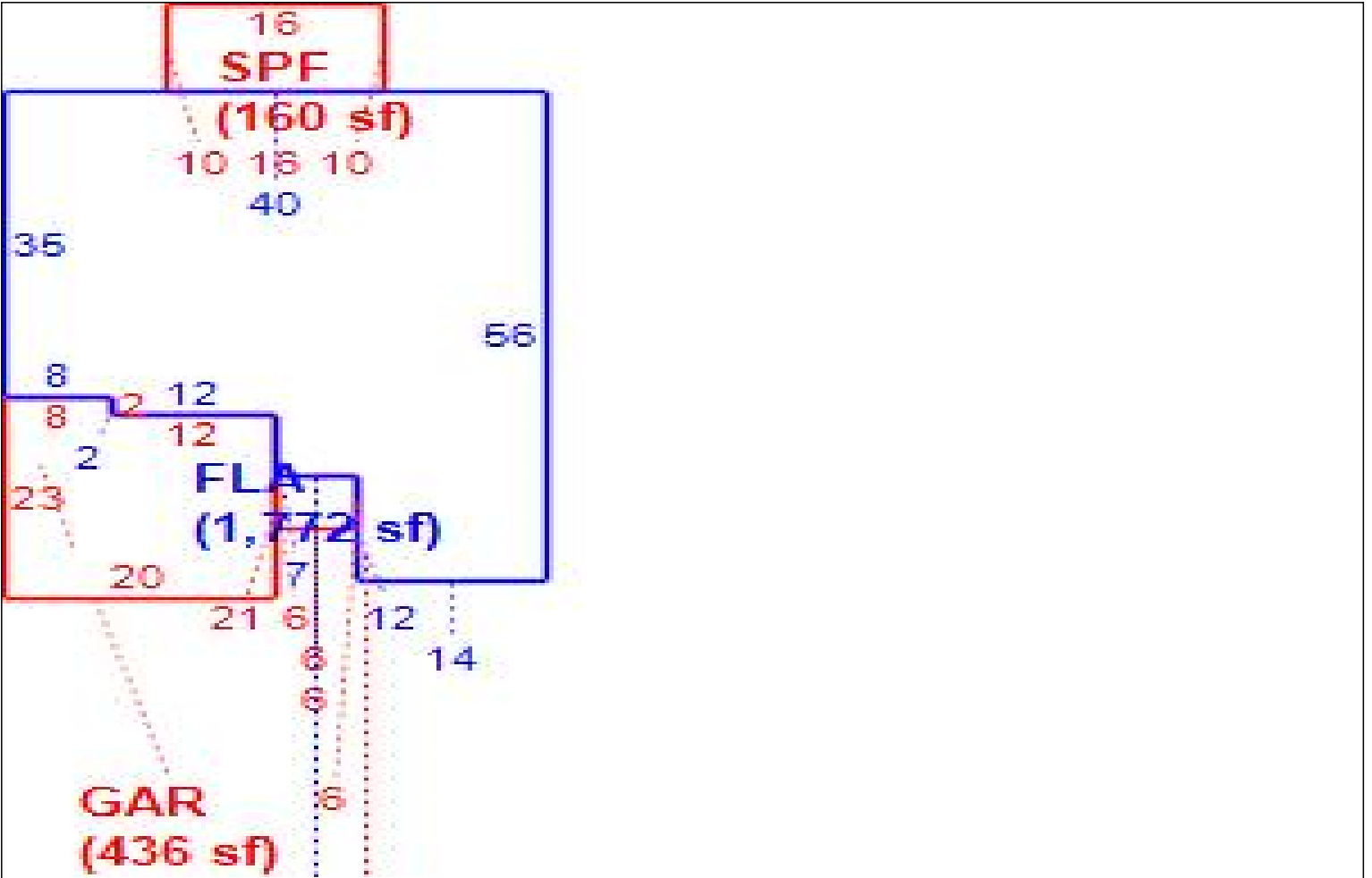
Current Owner		
AMH 2015-1 BORROWER LP ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 2218 BRACKNELL FOREST TRL TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 59 ORB 5127 PG 2099

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 259,417
Deprec Bldg Value 251,634		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail						
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4			
FLA	FINISHED LIVING AREA	1,772	1,772	1772	2007	No Stories	1.00	Full Baths	2			
GAR	GARAGE FINISH	0	436	0	Base Rate	Quality Grade	685	Half Baths	0			
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	259,417	Wall Type	03	Heat Type	6		
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0		
TOTALS		1,772	2,404	1,772	% Good	97.00	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	251,634						

Alternate Key 3854830
 Parcel ID 27-19-26-0080-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0389 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
2008	BR06-01207	01-01-2007	06-28-2007	156,165	0000	SFR 3/BR 2 BA 2218 BRACKNELL FOR	06-28-2007	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018071804	5127	2099	06-19-2018	WD	U	M	I				
2017116723	5021	0209	10-27-2017	WD	Q	Q	I				
2017116722	5021	0208	10-27-2017	WD	U	U	I				
	4446	1690	02-28-2014	QC	U	U	I				
	3895	2139	04-13-2010	WD	U	U	I				
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
45,000	251,634	0	296,634	31034	265600	0.00	265600	296634	296,634

Parcel Notes

3446/2113 AMERICAS FIRST HOME LLP TO DAVID W JR & BONNIE J KENNEDY HW WHOSE ADDRESS IS 1220 IVY STONE WAY APT H CHESAPKAKA VA 23320 HE IS IN THE US NAVY
 3895/2139 DAVID W JR & BONNIE J KENNEDY TO LINDSAY M DANIELS
 10SALE ORB 3895/2139 USALE LP FILED ORB 3820/694 PER FER 042810 CB 062510
 14X ASHLEY DANIELS FILED 15HX MOVED HERE 022814
 4189/476 TYLER JOSEPH FENLON AND LINDSEY MICHELLE DANIELS MARRIED 071812 ML
 4446/1690 LINDSEY FENLON TO ASHLEY N DANIELS SINGLE
 17X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDRESSED CHANGE ADDRESS TO 36341 GRAND ISLAND OAKS CIR 32735-9642 HX OUT JMK 021617
 5021/208 CORRECTIVE DEED FOR 4446/1690 TO CORRECT THE GRANTOR NAME AND TO INCL HER SPOUSE SB LINDSEY FENLON FKA LINDSEY M DANIELS & TYLER J DANIELS HW
 5021/209 ASHLEY N DANIELS TO AH4R PROPERTIES LLC
 18 MLS G4847541 SFR IN VERY GOOD COND TJW 030618
 5127/2099 AH4R PROPERTIES LLC TO AMH 2015-1 BORROWER LP
 5127/2099 M SALE INCL AK3833748 AK3829826 AK3854830
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0389 Comp 1
 PRC Run: 12/5/2024 By

Card # 1 of 1

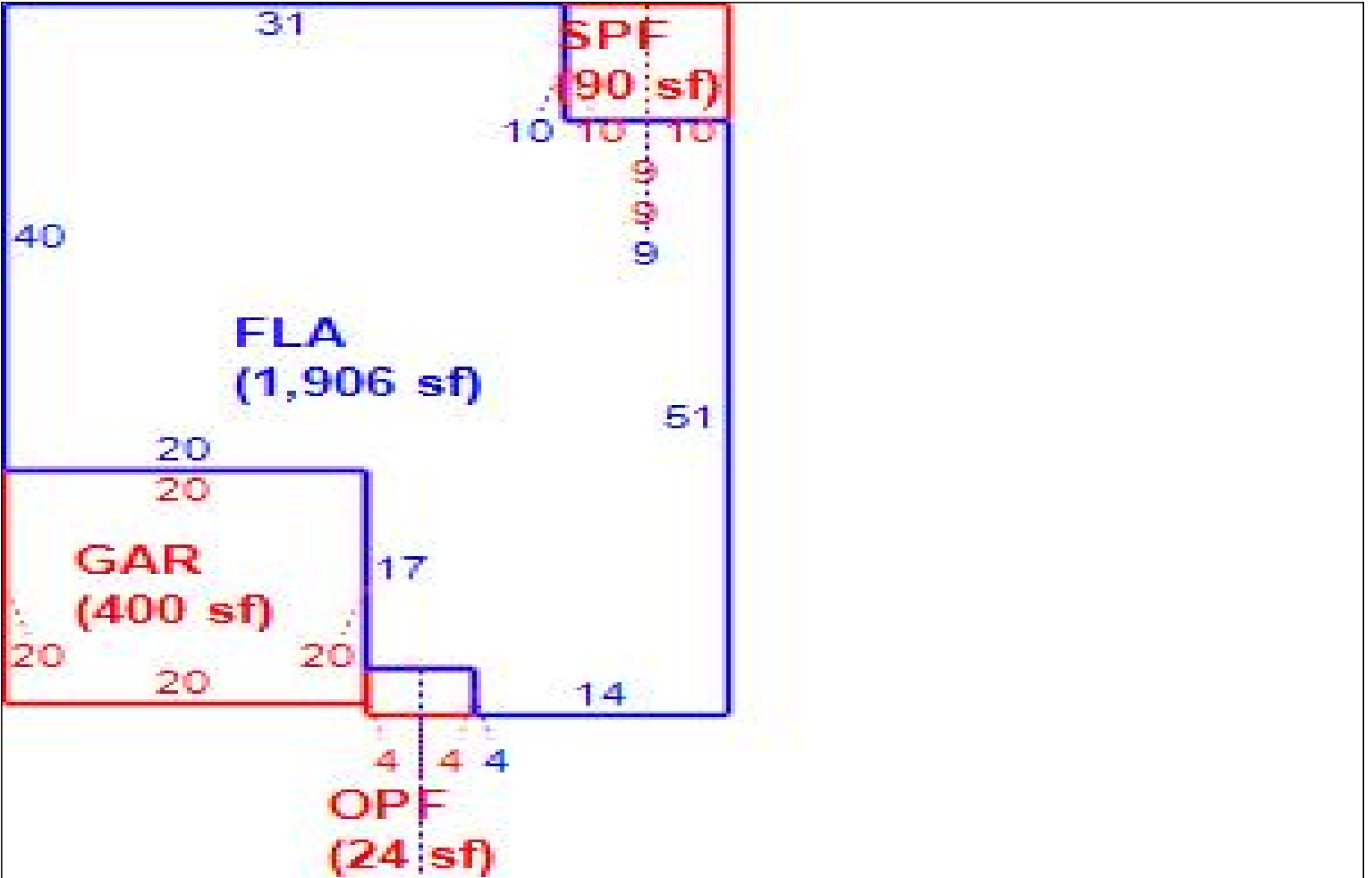
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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				
GAR	GARAGE FINISH	0	400	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	24	0		Quality Grade	680	Half Baths	0
SPF	SCREEN PORCH FINIS	0	90	0		Wall Type	03	Heat Type	6
TOTALS		1,906	2,420	1,906		Foundation	3	Fireplaces	0
					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

2024-0389 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 3836131
 Parcel ID 27-19-26-0075-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0389 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

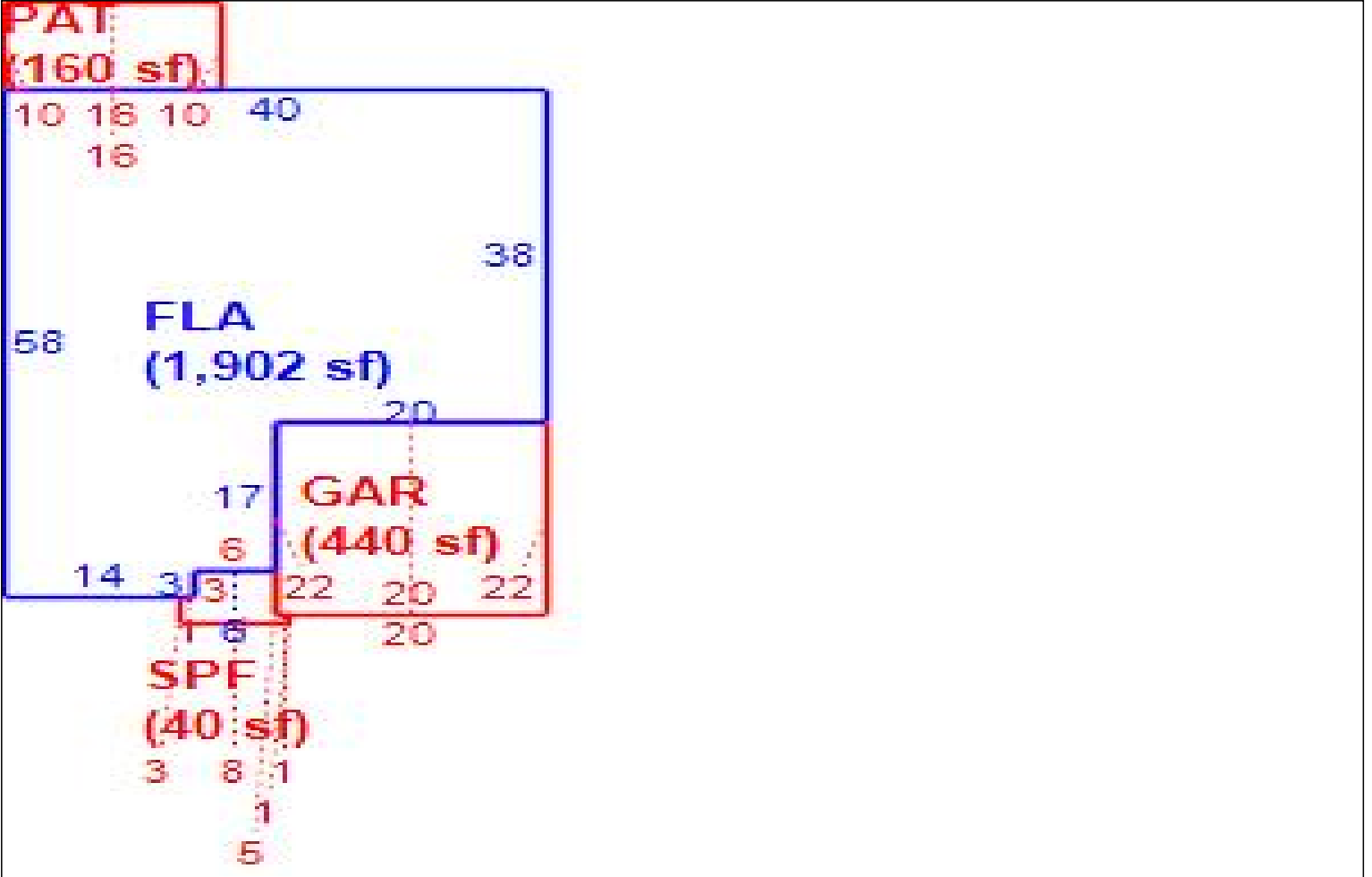
Current Owner		
TORRES DANNY S		
53-32 69TH ST		
MASPETH	NY	11378

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	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	GARAGE FINISH	0	440	0	Base Rate	105.48	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0	Building RCN	239,911	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	40	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good			97.00	Functional Obsol			0	
		TOTALS	1,902	2,542	1,902	Building RCNLD	232,714	Roof Cover	3	Type AC 03

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0389 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	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 3854966
Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0389 Comp 3
PRC Run: 12/5/2024 By
Card # 1 of 1

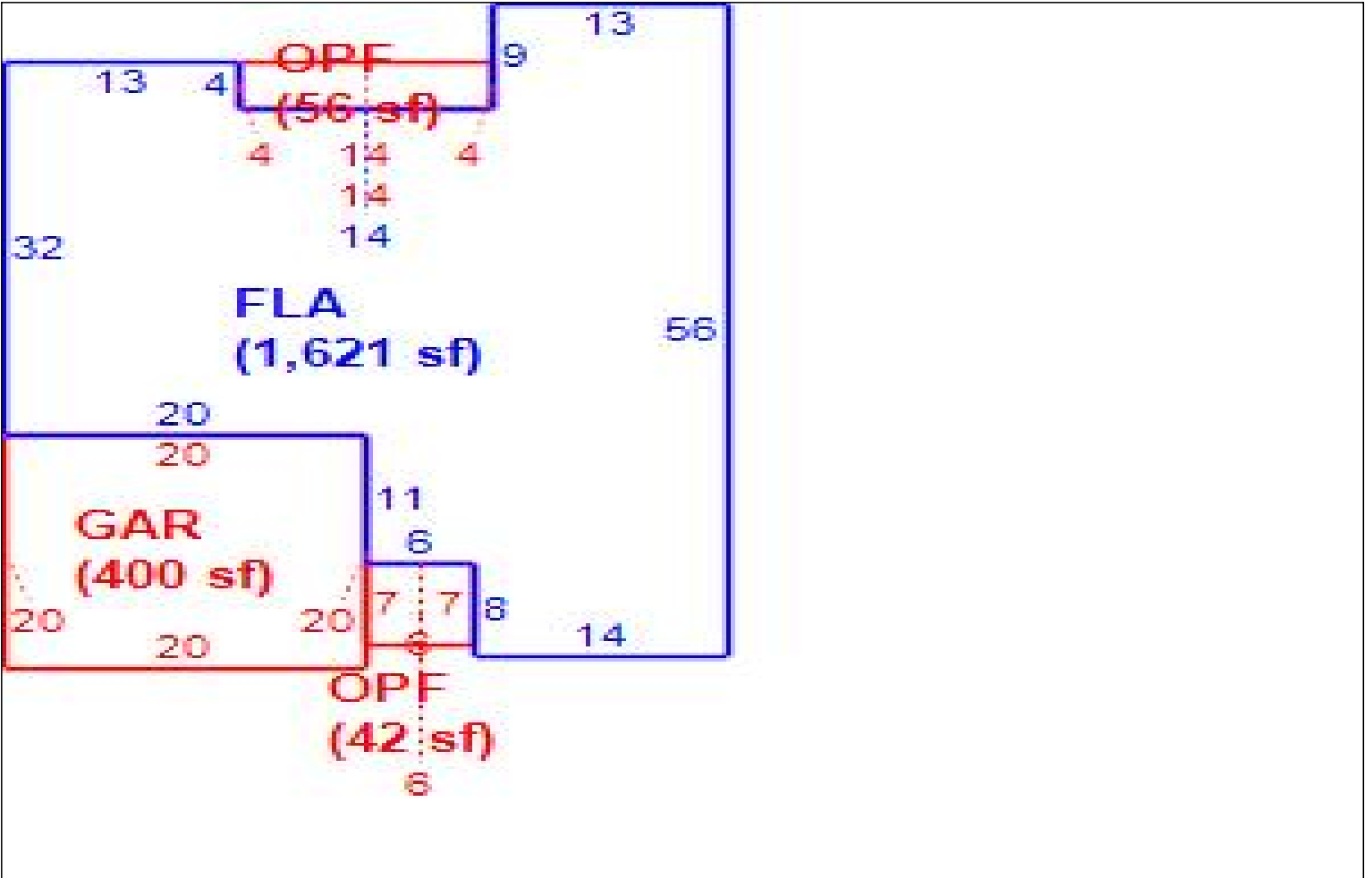
Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

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 Area	Gross Area	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

2024-0389 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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