



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3854921

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), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing 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.



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0390	Alternate Key: 3854921	Parcel ID: 27-19-26-0080-000-15000
<b>Petitioner Name</b> 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:	<b>Property Address</b> 2432 BEXLEY DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AH4R PROPERTIES TWO LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 304,272	\$ 304,272
<b>2. Assessed or classified use value, *if applicable</b>	\$ 297,900	\$ 297,900
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 297,900	\$ 297,900

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

**Last Sale Date** 4/9/2021      **Price:** \$235,000       Arm's Length     Distressed    Book 5686 Page 1956

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3854921	3854943	3854966	3854953
<b>Address</b>	2432 BEXLEY DR TAVARES	2425 BRACKNELL FOREST TRL	2278 BEXLEY DR TAVARES	2491 BRACKNELL FOREST TRL
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$311,000	\$325,000	\$308,700
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.60%	0.40%	3.60%
<b>Adjusted Sale</b>		\$275,546	\$277,550	\$273,508
<b>\$/SF FLA</b>	\$165.19 per SF	\$185.80 per SF	\$171.22 per SF	\$184.43 per SF
<b>Sale Date</b>		3/1/2023	11/10/2023	3/1/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,842	1,483	17950	1,621	11050	1,483	17950
<b>Year Built</b>	2018	2017		2018		2017	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2		2	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		Net Adj. 6.5%	17950	Net Adj. 4.0%	11050	Net Adj. 6.6%	17950
		Gross Adj. 6.5%	17950	Gross Adj. 4.0%	11050	Gross Adj. 6.6%	17950
<b>Adj. Sales Price</b>	Market Value <b>\$304,272</b>	Adj Market Value	<b>\$293,496</b>	Adj Market Value	<b>\$288,600</b>	Adj Market Value	<b>\$291,458</b>
	Value per SF 165.19						

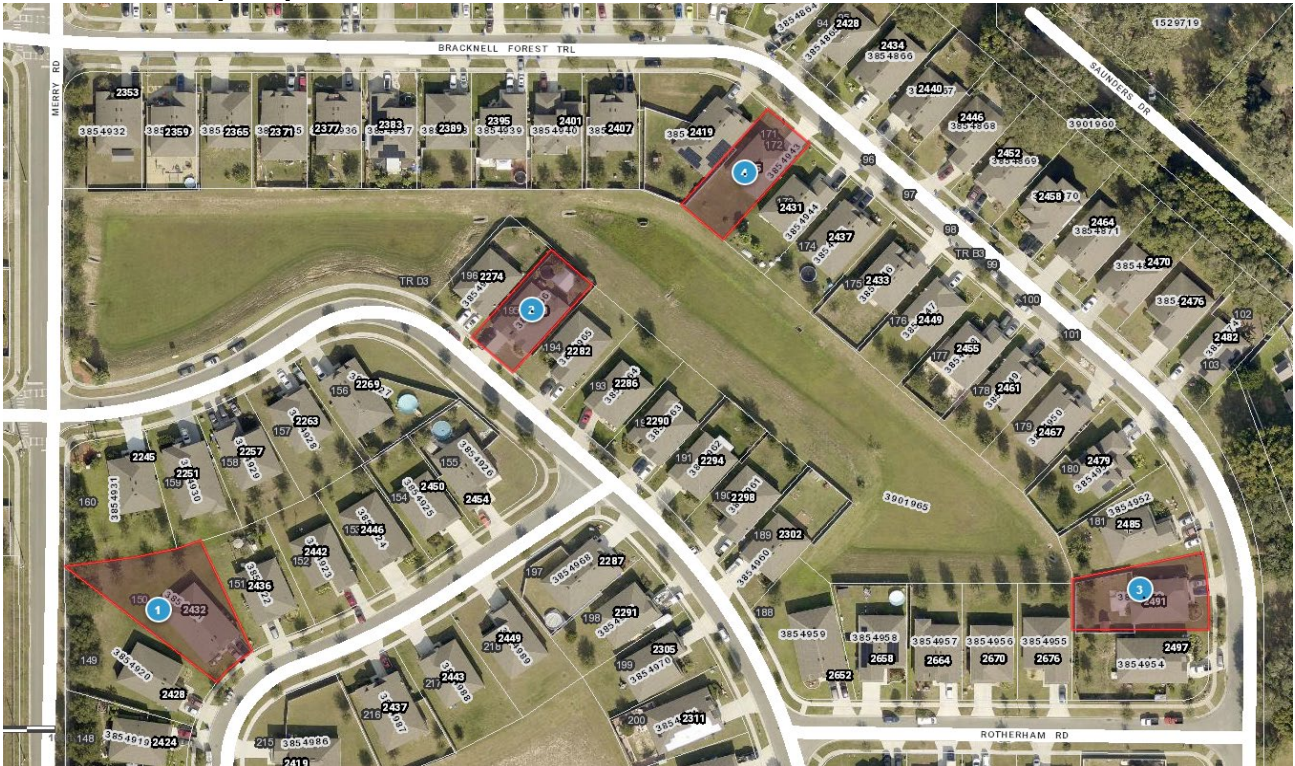
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

## 2024-0390 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3854921	2432 BEXLEY DR TAVARES	-
2	COMP 2	3854966	2278 BEXLEY DR TAVARES	SAME SUB
3	COMP 3	3854953	2491 BRACKNELL FOREST TRL TAVARES	SAME SUB
4	COMP 1	3854943	2425 BRACKNELL FOREST TRL TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3854921  
 Parcel ID 27-19-26-0080-000-15000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0390 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

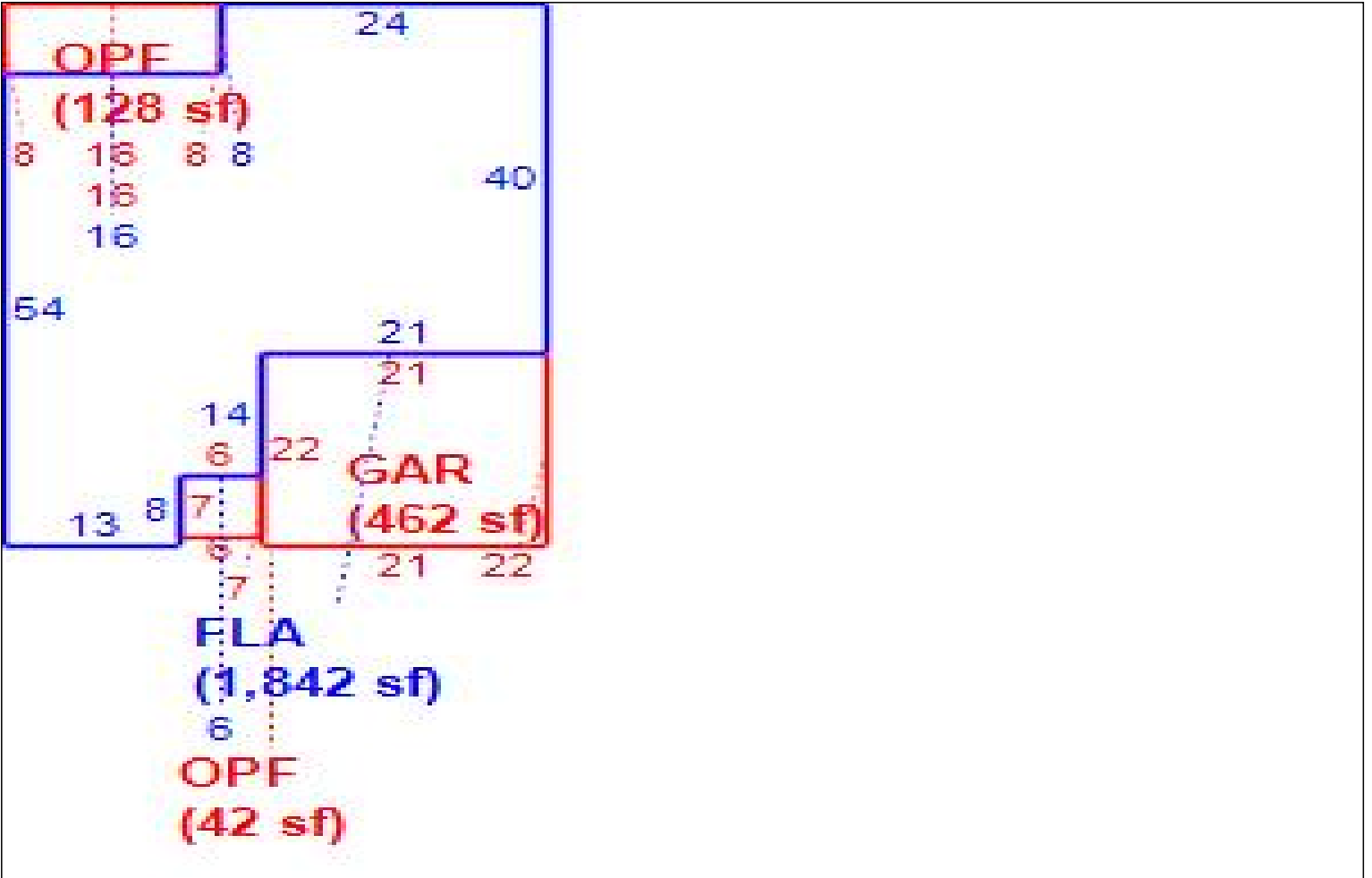
**Property Location**  
 Site Address 2432 BEXLEY DR  
 TAVARES FL 32778  
 Mill Group 000T NBHD 2118  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY TRF 01-01-202

**Legal Description**  
 CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 150 ORB 5686 PG 1956

**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 267,291 Deprec Bldg Value 259,272 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,842	1,842	1842	2018	1842	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	120.05	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	170	0	Building RCN	267,291	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol			
					Functional Obsol	0	Building RCNLD	259,272	Roof Cover	3
TOTALS		1,842	2,474	1,842					Type AC	03

Alternate Key 3854921  
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**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0390 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
2019	17-00001201	01-01-2018	09-27-2018	242,328	0001	SFR FOR 19	09-27-2018	
2018	17-00001201	09-20-2017	12-19-2017	242,328	0001	SFR 4/2 2432 BEXLEY DR	12-13-2017	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021050798	5686 1956	04-09-2021	WD	Q	01	I	235,000				
2018028173	5078 1001	03-02-2018	WD	Q		I	215,900				
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				
<b>Total</b>											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	259,272	0	304,272	0	304272	0.00	304272	304272	304,272

**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  
 5078/1001 LGI HOMES-FLORIDA LLC TO JOSE ANGEL OCASIO DE JESUS & STEPHANIE JAZMIN OCASIO HW  
 18X COURTESY HX CARD SENT 042018  
 19X COURTESY HX CARD SENT 010219  
 21 PER OWNER BEDS FROM 3 JDB 030221  
 5686/1956 JOSE A OCASIO DE JESUS & STEPHANIE JAZMIN OCASIO TO AH4R PROPERTIES TWO LLC

\*\*\*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 3854943  
 Parcel ID 27-19-26-0080-000-17200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0390 Comp 1  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

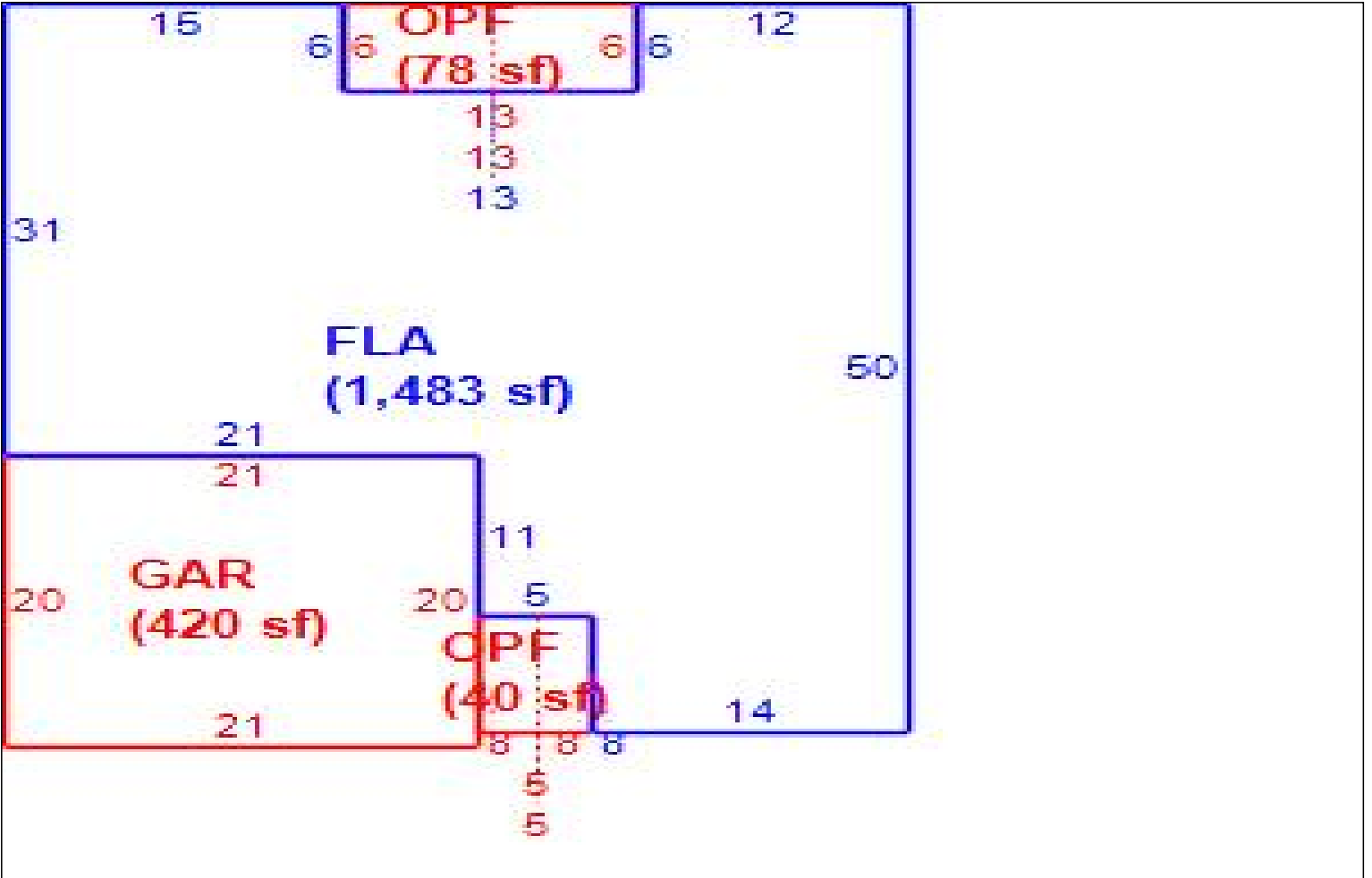
Current Owner		
WALLACE STEPHANIE		
2425 BRACKNELL FOREST TRL		
TAVARES	FL	32778

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

2024-0390 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	
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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Alternate Key 3854966  
Parcel ID 27-19-26-0080-000-19500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0390 Comp 2  
PRC Run: 12/5/2024 By

Card # 1 of 1

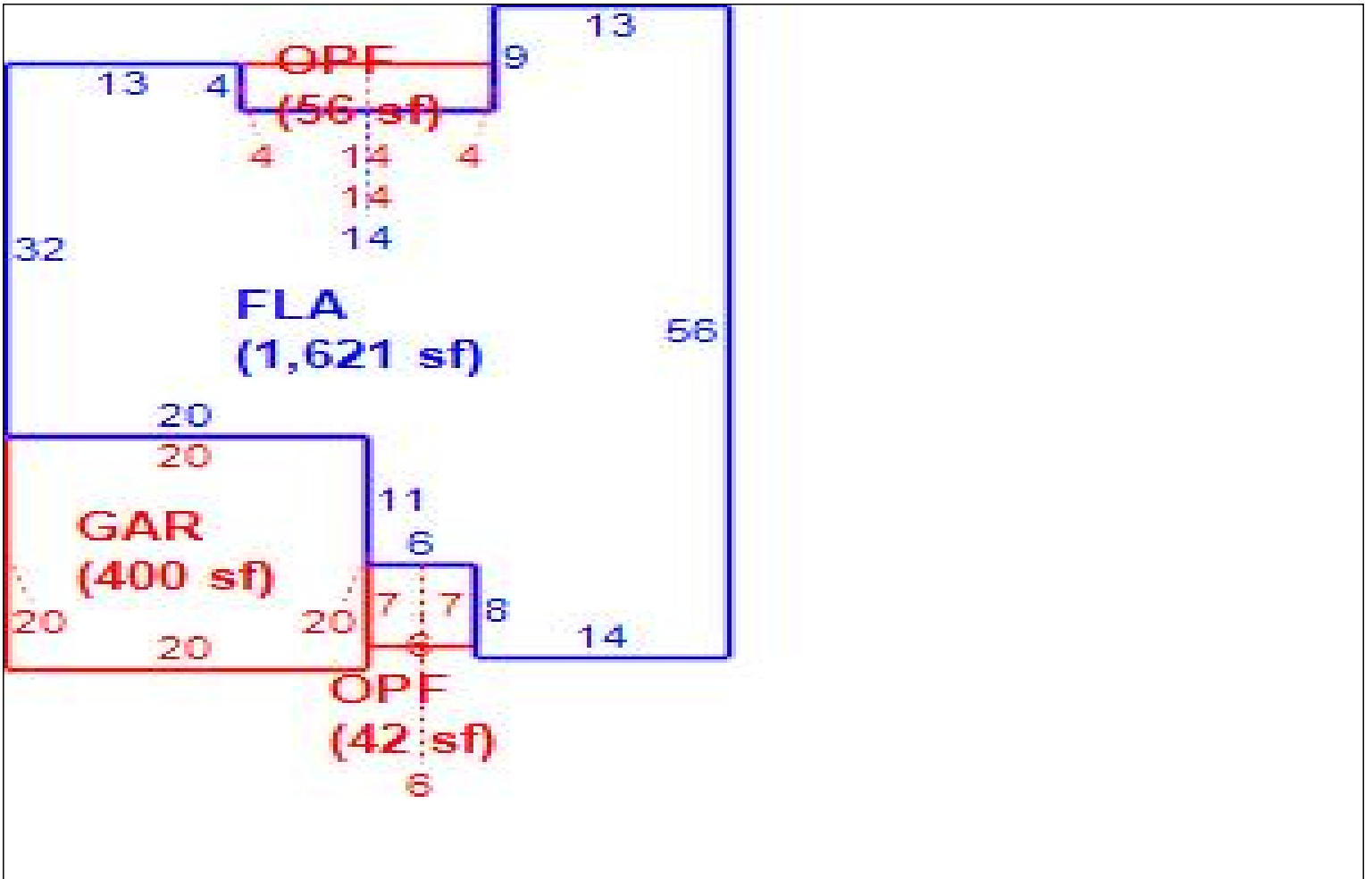
Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

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

2024-0390 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	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				
<b>Total</b>											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 3854953  
Parcel ID 27-19-26-0080-000-18200

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0390 Comp 3  
PRC Run: 12/5/2024 By

Card # 1 of 1

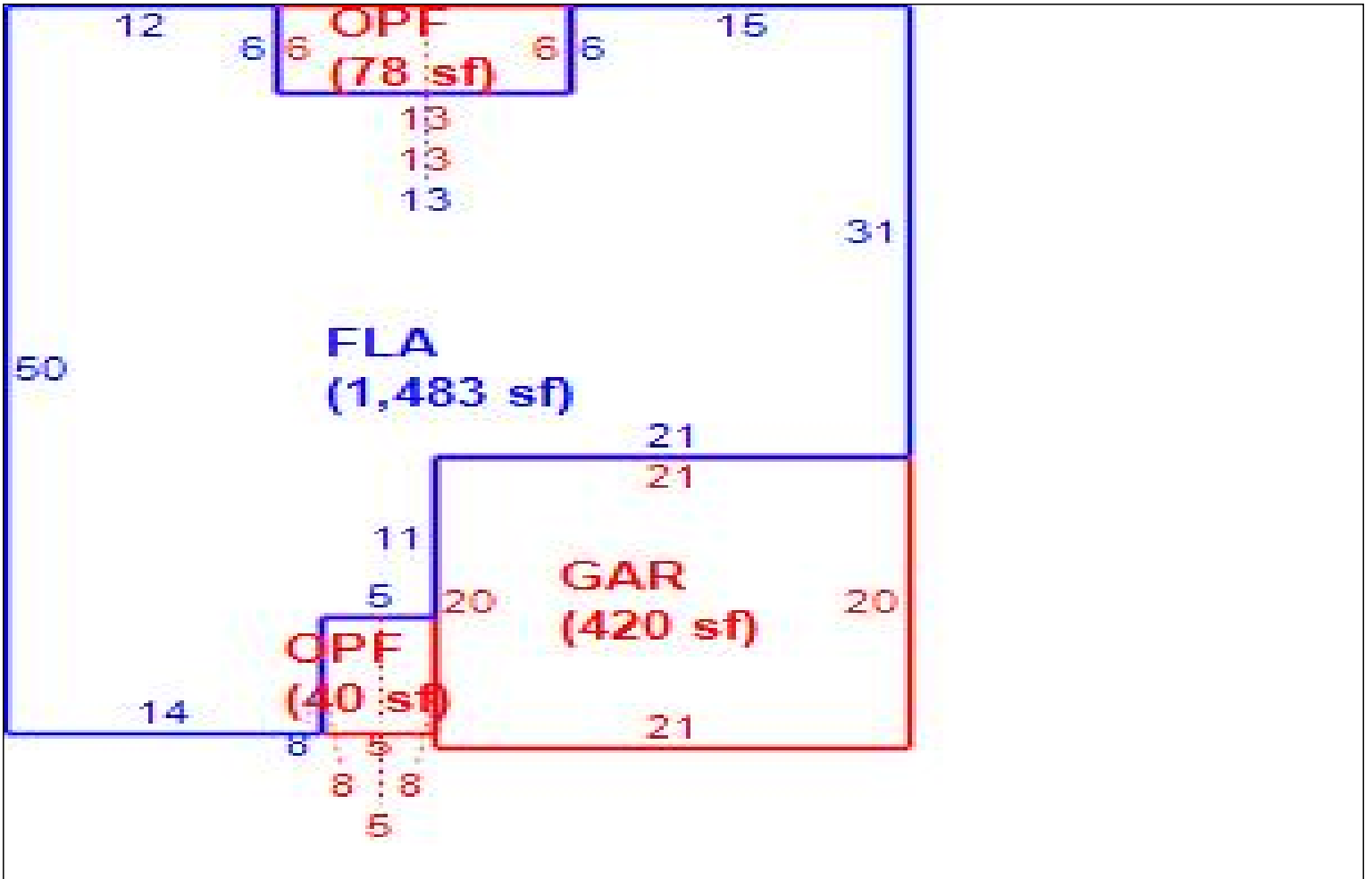
Current Owner		
WALLACE SONYA J		
2491 BRACKNELL FOREST TRL		
TAVARES	FL	32778

Property Location		
Site Address 2491 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 182 ORB 6105 PG 1584

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
					Condition			Foundation	3
					% Good			Fireplaces	0
					Functional Obsol			Roof Cover	3
					0			Type AC	03
					Building RCNLD				
TOTALS		1,483	2,021	1,483	218,858				

Alternate Key 3854953  
 Parcel ID 27-19-26-0080-000-18200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0390 Comp 3  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
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**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2018	17-00000677	05-10-2017	09-28-2017	188,750	0001	SFR 3/2 2491 BRACKNELL FOREST	10-02-2017	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027558	6105 1584	03-01-2023	WD	Q	01	I	308,700	039	HOMESTEAD	2024	25000
2023008573	6083 0893	12-10-2022	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017104985	5007 1248	09-29-2017	WD	Q	Q	I	183,900				
2016002896	4726 1922	12-29-2015	WD	U	M	V	1,080,300				
	4512 2273	08-04-2014	WD	U	M	V	2,580,600				
<b>Total</b>											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	18128	245730	50,000.00	195730	220730	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  
 4726/1922 TRG CFG PROJECT III LLC TO LGI HOMES - FLORIDA LLC  
 4726/1922 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH SUB  
 5007/1248 LGI HOMES - FLORIDA LLC TO EDWIN MORALES PAGAN & IRENE MORALES HW  
 18X COURTESY HX CARD SENT 102317  
 18X COURTESY HX CARD SENT 111717  
 18X COURTESY HX CARD SENT 122617  
 6083/893 IRENE MORALES & EDWIN MORALES AKA EDWIN MORALES PAGAN ENHANCED LE REM WILFREDO GONZALEZ JR AND NORMA ENERI GONZALEZ-MATIAS AND ANGELO GONZALEZ ONLY  
 6105/1584 IRENE & EDWIN MORALES AKA EDWIN MORALES PAGAN TO SONYA JANE WALLACE SINGLE  
 23CC EFILE HX PORT APP CP 050423  
 23X PORT APPROVED AT 50% PREVIOUS HOME WAS OWNED WITH EX HUSBAND DB 011824

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