

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING 3937715

Section 194.011, Florida Statutes

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.

GOMINIENED BY G	AN EIN TO MELLA	THEADTHORNE	NU BOXAND (N	YANEN)	<u>, , , , , , , , , , , , , , , , , , , </u>
Petition# 2024-0397	County Lake		ax year 2024	Date received	7.12.24
	COMPLETED BY T	REMONIER			
PART 1. Taxpayer Information	a	· ·	14 - 14 		
Taxpayer name: American Homes 4 Rent, LLC; A	WH Development, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing address Ryan, LLC for notices 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	31-19-26-001 2752 Sunrise	0-000-04300 e Landing Loop	
Phone 954-740-6240		Email	ResidentialA	ppeals@ryan.com	m
The standard way to receive information is b	by US mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email [fax.
 I am filing this petition after the petition of documents that support my statement. 	deadline. I have attac	hed a statement o	f the reasons I	filed late and any	y
I will not attend the hearing but would like your evidence to the value adjustment boa evidence. The VAB or special magistrate	ard clerk. Florida law a ruling will occur unde	llows the property a er the same statutor	appraiser to cro ry guidelines as	ss examine or objest if you were prese	ect to your ent.)
Type of Property Res. 1-4 units Indust □ Commercial □ Res. 5+ units □ Agricult	trial and miscellaneou Itural or classified use	Is High-water rec	-	Historic, commercial Business machinery,	•
PART 2. Reason for Petition Che	ck one. If more than	one, file a separa	ate petition.		
☑ Real property value (check one) ☑ decree ☑ Denial of classification	ease 🗌 increase	Denial of exer	nption Select o	or enter type:	
 Parent/grandparent reduction Property was not substantially complete of Tangible personal property value (You m return required by s.193.052. (s.194.034, Refund of taxes for catastrophic event 	ust have timely filed	(Include a date a∐Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	ption or classifica by of application.) 1555(5), F.S.) or ch 55(3), 193.1554(5)	nange of
 Check here if this is a joint petition. At determination that they are substantia Enter the time (in minutes) you think yo by the requested time. For single joint p 	Illy similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g ir case. Most heari), F.S.) ngs take 15 mir	nutes. The VAB is	
group. My witnesses or I will not be available					r the entire
You have the right to exchange evidence w evidence directly to the property appraiser a appraiser's evidence. At the hearing, you h	at least 15 days befor ave the right to have	re the hearing and witnesses sworn.	make a writte	n request for the	property
You have the right, regardless of whether y of your property record card containing info information redacted. When the property ap to you or notify you how to obtain it online.	rmation relevant to th	e computation of	your current as	ssessment, with c	onfidential

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 yo without attaching a completed power of attorney or auth Written authorization from the taxpayer is required for a	horization for representation to this form.	
collector.		
☐ I authorize the person I appoint in part 5 to have accounder penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	nal Signature	·
Complete part 4 if you are the taxpayer's or an affiliated	d entity's employee or you are one of the follow	ving licensed
representatives.		
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	tity).
A Florida Bar licensed attorney (Florida Bar number	г).	
A Florida real estate appraiser licensed under Chap	oter 475, Florida Statutes (license number <u>RI</u>	<u>D6182)</u> .
A Florida real estate broker licensed under Chapter	r 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 taxpaye appraiser or tax collector.	er is required for access to confidential informati	ion from the property
Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an agent	for service of process
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an agent re read this petition and the facts stated in it are	for service of process
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have Robert I. Payton	of filing this petition and of becoming an agent re read this petition and the facts stated in it are Robert Peyton	t for service of process e true. 9/10/2024
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	of filing this petition and of becoming an agent re read this petition and the facts stated in it are Robert Peyton Print name	t for service of process e true.
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have Robert I. Payton	of filing this petition and of becoming an agent re read this petition and the facts stated in it are Robert Peyton Print name	t for service of process e true. 9/10/2024
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	of filing this petition and of becoming an agent re read this petition and the facts stated in it are Robert Peyton Print name	t for service of process e true. 9/10/2024
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	of filing this petition and of becoming an agent re read this petition and the facts stated in it are <u>Robert Peyton</u> Print name e not listed in part 4 above.	t for service of process e true. <u>9/10/2024</u> Date
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	e requirements of Part II of Chapter 709, F.S., o	t for service of process e true. <u>9/10/2024</u> Date Date
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	e requirements of Part II of Chapter 709, F.S., e authorized signature is in part 3 of this form.	t for service of process e true. <u>9/10/2024</u> Date Date
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	e requirements of Part II of Chapter 709, F.S., e authorized signature is in part 3 of this form. etition AND (check one)	t for service of process e true. <u>9/10/2024</u> Date es listed in part 4 above executed with the
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	e requirements of Part II of Chapter 709, F.S., e authorized signature is in part 3 of this form.	t for service of process e true. <u>9/10/2024</u> Date Date es listed in part 4 above executed with the his form.
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	of filing this petition and of becoming an agent re read this petition and the facts stated in it are <u>Robert Peyton</u> Print name e not listed in part 4 above. ne of the licensed representatives or employee e requirements of Part II of Chapter 709, F.S., e authorized signature is in part 3 of this form. etition AND (check one) taxpayer's authorized signature is in part 3 of the er is required for access to confidential information er's authorized representative for purposes of finances.	t for service of process e true. <u>9/10/2024</u> Date Date es listed in part 4 above executed with the his form. ation from the property filing this petition and of
am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have 	of filing this petition and of becoming an agent re read this petition and the facts stated in it are <u>Robert Peyton</u> Print name e not listed in part 4 above. ne of the licensed representatives or employee e requirements of Part II of Chapter 709, F.S., e authorized signature is in part 3 of this form. etition AND (check one) taxpayer's authorized signature is in part 3 of the er is required for access to confidential information er's authorized representative for purposes of finances.	t for service of process e true. <u>9/10/2024</u> Date Date es listed in part 4 above executed with the his form. ation from the property filing this petition and of

.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				RES	SIDENTIA	L			
The Petitioner is: □ apayer of Record ☑ Tapayer's agent Property Address LOO TAVARES Owner Name AMH DEVELOPMENT LLC Value from TRIM Notice Value fore Board Action Value after Board Action 1. Just Value, required \$ 291,422 \$ 291,422 \$ 291,422 \$ 291,422 2. Assessed or classified use value, 'ff applicable \$ 270,140 \$ 270,140 \$ 270,140 3. Exempt value, 'enter '0'' if none \$ 270,140 \$ 270,140 \$ 270,140 4. Taxable Value, 'required \$ 270,140 \$ 270,140 \$ 270,140 Atmstele should be county taxable values, School and other taxing authority values may differ. Last Sale Date 8/19/2021 Price: \$ 2,080,000 2 Ammstends S 233 NORWOOD PL Atk# 3937715 3928526 3798000 3842005 TAVARES Proximity LOOP TAVARES TAVARES TAVARES TAVARES Proximity LOOP 1AVARES TAVARES TAVARES TAVARES Sale Price \$ 333,090 \$ 335,000 \$ 331,500 \$ 331,500 SysF FLA 1	Petition #	1	2024-0397		Alternate K	ey: 3937715	Parcel I	D: 31-19-26-00 ⁴	10-000-04300
Ine Pretioner is: □ Lapaper of reach () □ Lapaper of reach () <t< th=""><th>Petitioner Name</th><th>Robert</th><th>Peyton, Rya</th><th>in LLC</th><th>Duanantu</th><th>2752 SUNI</th><th>RISE LANDING</th><th>Check if Mu</th><th>Itiple Parcels</th></t<>	Petitioner Name	Robert	Peyton, Rya	in LLC	Duanantu	2752 SUNI	RISE LANDING	Check if Mu	Itiple Parcels
Image: Interpretain: Image: Interpretain: Image: Interpretain: Image: Interpretain: Owner Name AMH DEVELOPMENT LLC Value from TRIM Notice Value fore Board Action Value presented by Prop Apr Value after Board Action Value presented by Prop Apr Value after Board Action Value presented by Prop Apr Value after Board Action Value, required \$ 291,422 \$ 291,422 \$ 291,422 2. Assessed or classified use value, 'ff applicable \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 3. Exempt value, 'required \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 At Taxable Value, 'required \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 Attria value, 'ender Should be county taxable values, School and other taxing authority values may differ. Last Sale Date 8/19/2021 Price: \$ 2,080,000 2 Amis Length Rock _5766_ Page _ 1324 Attria value, 'and the subject Comparable #1 Comparable #2 Comparable #3 Attria value, 'and the subject S 344 NORWOOD PL Attria value value, 'and the subject Comparable #3 S 344 NORWOOD PL TAVARES TAVARES Proximity LOOP TAVARES TAVARES TAVARES TAVARES <th>The Petitioner is:</th> <th>Taxpayer of Red</th> <th>cord 🗸 Tax</th> <th>payer's agent</th> <th></th> <th>L</th> <th>-00P</th> <th></th> <th></th>	The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent		L	-00P		
TRIM Notice TRIM Notice Value presented by Prop Appr Value after Board Action 1. Just Value, required \$ 291,422 \$ 291,422 \$ 291,422 \$ 270,140 \$ 270,140 2. Assessed or classified use value, "if applicable \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 3. Exempt value, "enter "0" if none \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 270,140 \$ 270,140 *All values and the county taxable values, School and other taxing authority values may differ. \$ 270,140 \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 2804 Pat.4TINO LN 4910 ABACO DR 2334 NORWOOD PL AK# 3937716 3928526 3788000 \$ 333,000 \$ 333,000 \$ 3330,00 \$ 3370,000 Cost of Sale - 15% - 15% - 15% - 15% - 15					Address	ТА	VARES		
TRIM Notice TRIM Notice Value presented by Prop Appr Value after Board Action 1. Just Value, required \$ 291,422 \$ 291,422 \$ 291,422 \$ 270,140 \$ 270,140 2. Assessed or classified use value, "if applicable \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 3. Exempt value, "enter "0" if none \$ 270,140 \$ 270,140 \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 270,140 \$ 270,140 *All values and the county taxable values, School and other taxing authority values may differ. \$ 270,140 \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. \$ 2804 Pat.4TINO LN 4910 ABACO DR 2334 NORWOOD PL AK# 3937716 3928526 3788000 \$ 333,000 \$ 333,000 \$ 3330,00 \$ 3370,000 Cost of Sale - 15% - 15% - 15% - 15% - 15	Owner Name				Value from	Value befo	re Board Actio	2	
1. Just Value, required \$ 291,422 \$ 291,422 \$ 291,422 2. Assessed or classified use value, "if applicable \$ 270,140 \$ 270,140 \$ 270,140 3. Exempt value, "enter "0" if none \$ 270,140 \$ 270,140 \$ 270,140 4. Taxable Value, "required \$ 270,140 \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. Lass Sale Date 8/19/2021 Price: \$ 2,080,000 < Arms Length Disressed Book 5786 Page 1334 AK# 3937715 3928526 3786000 3842005 2334 NORWOOD PL Address LOOP TAVARES TAVARES TAVARES TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$ 338,900 \$ 335,000 \$ 3370,000 \$ 3370,000 Cost of Sale < -15% -15% -15% \$ 160,45 per SF \$ 188.60 per SF \$ 188.60 per SF \$ 168,47,900 \$ 314,500 Sale Date 6/30/2023 10/30/2023 7/18/2024						value belo			Board Action
2. Assessed or classified use value, 'if applicable \$ 270,140 \$ 270,140 3. Exempt value, "enter "0" if none \$ - - 4. Taxable Value, "required \$ 270,140 \$ 270,140 4. Taxable Value, "required \$ 270,140 \$ 270,140 At values entered should be county taxable values, School and other taxing authority values may differ. Image: Comparable #1 Comparable #2 Last Sale Date 8/19/2021 Price: \$ 22,080,000 Image: Comparable #3 AK# 3937715 3928526 3798000 3842005 Address LOOP TAVARES TAVARES TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$ 338,900 \$ \$ 337,000 \$ 3370,000 \$ 3370,000 Cost of Sale -15% -15% -15% -15% -15% Sale Date 6/30/2023 10/30/2023 7/18/2024 Trime Adjust \$ 314,500 \$ Sife FLA \$ 178.90 per SF \$ 166.5 per SF \$ 188.60 per SF \$ 166.47 per SF Sale Date -1050/2023	1 Junt Value rea	uirod				-			
3. Exempt value, *enter "0" if none \$ - 4. Taxable Value, *required \$ 270,140 \$ 270,140 \$ 270,140 *All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 8/19/2021 Price: \$ 2,080,000 ✓ Arm's Length Distessed Book 5786 Page 1334 ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3337715 3928526 3798000 33842005 Address 2752 SUNRISE LANDING 2804 PALATINO LN 4910 RBACC OR TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$ 338,900 \$ 335,000 \$ 3370,000 \$ 3370,000 \$ 3370,000 Cost of sale -15% -15% -15% -15% -15% Time Adjust 2.40% 0.80% 0.00% \$ 3314,500 \$ 314,500 \$ 314,500 \$//>Si/SF FLA \$178.90 per SF \$18660 J per SF \$186.60 per SF \$186.67 per SF \$			··· *: f - ··· = !!	aabla					
4. Taxable Value, 'required \$ 270,140 \$ 270,140 \$ 270,140 'All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 8/19/2021 Price: \$ 2,080,000 Amm's Length Distressed Book _5788 Page 134 ITEM Subject Comparable #1 Comparable #2 Comparable #3 3842005 Address 2752 SUNRISE LANDING 2804 PALATINO LN 4910 ABACO DR 2334 NORWOOD PL Address LOOP TAVARES TAVARES TAVARES Proximity <11MLE <1 MILE <1 MILE <1 MILE Sales Price \$ 338,900 \$ 335,000 \$ 3370,000 S 370,000 Cost of Sale -15% -15% -15% -15% Time Adjust 2,40% 0.80% 0.00% 341,500 Syl5F FLA \$ 178.90 per SF \$ 188.60 per SF \$ 186.47 per SF \$ 188.60 per SF \$ 156.47 per SF Sale Date 1.629 1.846 -10850 1.524 5250 2.010 -19050				cable		40 \$	270,14	0	
*All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 8/19/2021 Price: \$2,080,000 Arm's Length Distessed Book			10			-			
Last Sale Date 8/19/2021 Price: \$2,080,000 ☑ Arm's Length Distressed Book _578 Page 133 ITEM Subject Comparable #1 Comparable #2 Comparable #3 3928526 3798000 3842005 Address 2752 SUNRISE LANDING 2804 PALATINO LN 4910 ABACO DR 2334 NORWOOD PL Address LOOP TAVARES TAVARES TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$3338,900 \$335,000 \$3370,000 Cost of Sale -15% Cost of Sale	4. Taxable Value,	*required			\$ 270,14	40 \$	270,14	0	
ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3937715 392826 3798000 3842005 Address 2752 SUNRISE LANDING 2804 PALATINO LN 4910 ABACO DR 2334 NORWOOD PL TAVARES TAVARES TAVARES TAVARES TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$333,900 \$3335,000 \$3370,000 Cost of Sale -15% -15% -15% Time Adjust 2.40% 0.80% 0.00% Adjusted Sale \$296,199 \$2827,430 \$314,500 \$/SF FLA \$178.90 per SF \$160.45 per SF \$1366.47 per SF Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale J Arm's Length Distressed J Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment FIB SF 1.629 1.846 -10850 1.524	*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	s may differ.		
AK# 3937715 3928526 3798000 3842005 Address 2752 SUNRISE LANDING LOOP 2804 PALATINO LN TAVARES 4101 ABACO DR TAVARES 2334 NORWOOD PL TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$338,900 \$335,000 \$3370,000 \$3370,000 Cost of Sale .15% .115% .115% .115% Time Adjust 2.40% 0.80% 0.00% Adjusted Sale \$2296,199 \$287,430 \$314,500 \$314,500 \$314,500 \$314,500 \$314,500 \$314,500 \$287,430 \$314,500 \$314,500 \$314,500 \$287,430 \$314,500 \$314,500 \$314,500 \$27,718/2024 Terms of Sale \$410,450 \$16,47 per SF Sale Date \$160,45 per SF \$188,60 per SF \$156,47 per SF \$314,500 Yatue Adj. Description Adjustment Description Adjustment Description Adjustment Yatue Adj. Description Adjusthent </th <th>Last Sale Date</th> <th>8/19/2021</th> <th>Pric</th> <th>:e: \$2,08</th> <th>80,000</th> <th>✓ Arm's Length</th> <th>Distressed</th> <th>Book <u>5786</u> I</th> <th>Dage <u>1334</u></th>	Last Sale Date	8/19/2021	Pric	:e: \$2,08	80,000	✓ Arm's Length	Distressed	Book <u>5786</u> I	Dage <u>1334</u>
AK# 3937715 3928526 3798000 3842005 Address 2752 SUNRISE LANDING LOOP 2804 PALATINO LN TAVARES 4101 ABACO DR TAVARES 2334 NORWOOD PL TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$338,900 \$335,000 \$3370,000 \$3370,000 Cost of Sale .15% .115% .115% .115% Time Adjust 2.40% 0.80% 0.00% Adjusted Sale \$2296,199 \$287,430 \$314,500 \$314,500 \$314,500 \$314,500 \$314,500 \$314,500 \$287,430 \$314,500 \$314,500 \$314,500 \$287,430 \$314,500 \$314,500 \$314,500 \$27,718/2024 Terms of Sale \$410,450 \$16,47 per SF Sale Date \$160,45 per SF \$188,60 per SF \$156,47 per SF \$314,500 Yatue Adj. Description Adjustment Description Adjustment Description Adjustment Yatue Adj. Description Adjusthent </th <th>ITEM</th> <th>Subie</th> <th>ct</th> <th>Compar</th> <th>able #1</th> <th>Compar</th> <th>able #2</th> <th>Compara</th> <th>able #3</th>	ITEM	Subie	ct	Compar	able #1	Compar	able #2	Compara	able #3
Address 2752 SUNRISE LANDING LOOP 2804 PALATINO LN TAVARES 4910 ABACO DR TAVARES 2334 NORWOOD PL TAVARES Proximity <1 MILE <1 MILE <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>									
Address LOOP TAVARES TAVARES TAVARES TAVARES Proximity <1 MILE <1 MILE <1 MILE <1 MILE <1 MILE Sales Price \$338,900 \$335,000 \$3370,000 \$3370,000 Cost of Sale -15% -15% -15% -15% Time Adjust 2.40% 0.80% 0.00% Adjusted Sale \$296,199 \$287,430 \$314,500 \$/SF FLA \$178.90 per SF \$160,45 per SF \$188.60 per SF \$186.647 per SF Sale Date (2) Arm's Length Distressed (2) Arm's Length Distressed (2) Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Fla SF 1,629 1,846 -10850 1,524 5250 2,010 -19050 Year Built 2023 2021 2002 10000 2014 - Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK <t< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>									
Sales Price \$338,900 \$335,000 \$3370,000 Cost of Sale 15% 15% 15% 15% Time Adjust 2.40% 0.80% 0.00% Adjusted Sale \$296,199 \$287,430 \$314,500 \$/SF FLA \$178.90 per SF \$160.45 per SF \$188.60 per SF \$166.47 per SF Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale 2 Am*s Length Distressed 2 Allustment Description Adjustment Description Adjustment Distressed 2 Allustment Distressed 2<	Address			TAVA	RES	TAVA	RES		
Cost of Sale -15% -15% -15% 0.80% 0.00% Adjusted Sale \$296,199 \$287,430 \$314,500 \$314,500 \$/SF FLA \$178.90 per SF \$160.45 per SF \$188.60 per SF \$156.77 per SF Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale ✓ Am*s Length Distressed ✓	Proximity			<1 M	ILE	<1 M	ILE	<1 M	ILE
Time Adjust 2.40% 0.80% 0.00% Adjusted Sale \$296,199 \$287,430 \$314,500 \$/SF FLA \$178.90 per SF \$160.45 per SF \$188.60 per SF \$156.47 per SF Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale Arm's Length Distressed Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Fla SF 1,629 1,846 -10850 1,524 5250 2,010 -19050 Year Built 2023 2021 2002 10000 2014 - Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK Opticate - 4000 2 4000 2.0 4000 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 <td< th=""><th>Sales Price</th><th></th><th></th><th>\$338,</th><th>900</th><th>\$335,</th><th>000</th><th>\$370,0</th><th>000</th></td<>	Sales Price			\$338,	900	\$335,	000	\$370,0	000
Adjusted Sale \$296,199 \$287,430 \$314,500 \$/SF FLA \$178.90 per SF \$160.45 per SF \$188.60 per SF \$156.47 per SF Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale ✓ Amris Length Distressed Ø Ø </th <th>Cost of Sale</th> <th></th> <th></th> <th>-15</th> <th>%</th> <th>-15</th> <th>%</th> <th>-15</th> <th>%</th>	Cost of Sale			-15	%	-15	%	-15	%
\$/SF FLA \$178.90 per SF \$160.45 per SF \$188.60 per SF \$156.47 per SF Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale Arm's Length Distressed Arm's Length Distressed Arm's Length Distressed Value Adj. Description Description Adjustment Description Adjustment Description Adjustment Value Adj. Description Adjustment Description Adjustment Description Adjustment Garage/Carport 2 CAR BLOCK BLOCK BLOCK BLOCK Description <th>Time Adjust</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>0.00</th> <th>%</th>	Time Adjust							0.00	%
Sale Date 6/30/2023 10/30/2023 7/18/2024 Terms of Sale ✓ Arm's Length						,			
Terms of Sale ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description M Description Adjustment Description Adjustin Distr	\$/SF FLA	\$178.90 p	per SF	\$160.45	per SF	\$188.60	per SF		
Value Adj. Description Description Adjustment Description Adjustin Description D				6/30/2	2023	10/30/	2023	7/18/2	024
Fla SF 1,629 1,846 -10850 1,524 5250 2,010 -19050 Year Built 2023 2021 2002 10000 2014	Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Fla SF 1,629 1,846 -10850 1,524 5250 2,010 -19050 Year Built 2023 2021 2002 10000 2014									
Year Built 2023 2021 2002 10000 2014 Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK BLOCK Condition GOOD GOOD GOOD GOOD GOOD GOOD Baths 2.5 2 4000 2 4000 2.0 4000 Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR Porches YES YES YES YES YES YES YES Pool N N 0 N 0 N 0 Fireplace 0 N 0 N 0 0 0 AC Central Central 0 Central 0 Central 0 0 Other Adds NONE NONE HOT TUB -5000 NONE ILOT 1 LOT Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL <th></th> <th>Description</th> <th></th> <th>Description</th> <th>Adjustment</th> <th>Description</th> <th>Adjustment</th> <th>Description</th> <th>Adjustment</th>		Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Constr. TypeBLOCKBLOCKBLOCKBLOCKBLOCKBLOCKConditionGOODGOODGOODGOODGOODGOODBaths2.524000240002.04000Garage/Carport2 CAR2 CAR2 CAR2 CAR2 CARPorchesYESYESYESYESYESYESPoolNN0N0N0Fireplace0000000ACCentralCentral0Central0Central0Other AddsNONENONEHOT TUB-5000NONE1Site Size1 LOT1 LOT1 LOT1 LOT11LocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREETSTREETSTREETSTREET301,680-Net Adj. 4.8%-15050Adi Sales PriceMarket Value\$291,422Adj Market Value\$289,349Adj Market Value\$301,680Adj Market Value\$299,450	Fla SF				-10850		5250	2,010	-19050
Condition GOOD GOOD GOOD GOOD GOOD GOOD Baths 2.5 2 4000 2 4000 2.0 4000 Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR Porches YES YES YES YES YES YES Pool N N 0 N 0 N 0 Fireplace 0 O 0 0 0 0 0 0 AC Central Central O Central 0 Central 0 0 0 0 Site Size 1 LOT 1	Year Built						10000		
Baths 2.5 2 4000 2 4000 2.0 4000 Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR Porches YES YES<		BLOCK		BLOCK		BLOCK		BLOCK	
Garage/Carport2 CAR2 CAR2 CAR2 CARPorchesYESYESYESYESYESPoolN0N0N0Fireplace0000000ACCentralCentral0Central0Central00Other AddsNONENONEHOT TUB-5000NONE0Site Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOTLocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIAL-15050ViewSTREETSTREET-Net Adj. 2.3% Gross Adj. 5.0%-6850Net Adj. 5.0% Gross Adj. 8.4%-Net Adj. 4.8% 24250-15050Adi. Sales PriceMarket Value\$291,422Adj Market Value\$289,349Adj Market Value\$301,680Adj Market Value\$299,450	Condition			GOOD		GOOD		GOOD	
PorchesYESYESYESYESYESPoolNN0N0N0Fireplace00000000ACCentralCentral0Central0Central000ACCentralCentral0Central0Central0000Other AddsNONENONEHOT TUB-5000NONE00000Site Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOT1 LOT100 <th>Baths</th> <th>2.5</th> <th></th> <th>2</th> <th>4000</th> <th>2</th> <th>4000</th> <th>2.0</th> <th>4000</th>	Baths	2.5		2	4000	2	4000	2.0	4000
Pool N N 0 N 0 N 0 Fireplace 0 0 0 0 0 0 0 0 0 AC Central Central 0 Central 0 Central 0 Central 0 0 0 0 Other Adds NONE NONE NONE HOT TUB -5000 NONE 0 Site Size 1 LOT 1	Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR	
Fireplace0000000ACCentralCentral0Central0Central0Central0Other AddsNONENONE0HOT TUB-5000NONE0Site Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOT1 LOTLocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREETSTREETSTREETSTREET14250-Net Adj. 4.8%-15050Adi, Sales PriceMarket Value\$291,422Adj Market Value\$289,349Adj Market Value\$301,680Adj Market Value\$299,450									
ACCentralCentralCentral0Central0Central0Other AddsNONENONEHOT TUB-5000NONESite Size1 LOT1 LOT1 LOT1 LOT1 LOT1 LOTLocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREETSTREETSTREETSTREETSTREET-Net Adj. 2.3%-6850Net Adj. 5.0%14250-Net Adj. 4.8%-15050Adi. Sales PriceMarket Value\$291,422Adj Market Value\$289,349Adj Market Value\$301,680Adj Market Value\$299,450				N			0		0
Other Adds NONE NONE HOT TUB -5000 NONE Site Size 1 LOT 1 LOT 1 LOT 1 LOT 1 LOT 1 LOT Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View STREET STREET STREET STREET STREET STREET Market Value \$291,422 Adj Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450				-					
Site Size 1 LOT 1 LOT 1 LOT 1 LOT 1 LOT Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View STREET STREET STREET STREET STREET STREET -Net Adj. 2.3% -Net Adj. 2.3% -6850 Net Adj. 5.0% 14250 -Net Adj. 4.8% -15050 Gross Adj. 5.0% 14850 Gross Adj. 8.4% 24250 Gross Adj. 7.3% 23050 Adj. Sales Price Market Value \$291,422 Adj Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450					0				0
Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View STREET STREET </th <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>-5000</th> <th></th> <th></th>							-5000		
View STREET STREET STREET STREET STREET STREET -Net Adj. 2.3% -6850 Net Adj. 5.0% 14250 -Net Adj. 4.8% -15050 Gross Adj. 5.0% 14850 Gross Adj. 8.4% 24250 Gross Adj. 7.3% 23050 Adj. Sales Price Market Value \$291,422 Adj Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450	Site Size								
-Net Adj. 2.3% -6850 Net Adj. 5.0% 14250 -Net Adj. 4.8% -15050 Gross Adj. 5.0% 14850 Gross Adj. 8.4% 24250 Gross Adj. 7.3% 23050 Adj. Sales Price Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450	Location	RESIDENTIAL		RESIDENTIAL	_	RESIDENTIAL	-	RESIDENTIAL	
-Net Adj. 2.3% -6850 Net Adj. 5.0% 14250 -Net Adj. 4.8% -15050 Gross Adj. 5.0% 14850 Gross Adj. 8.4% 24250 Gross Adj. 7.3% 23050 Adj. Sales Price Market Value \$291,422 Adj Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450	View	STREET		STREET		STREET		STREET	
Adi, Sales Price Market Value \$299,422 Adj Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450				-Net Adi 23%	-6850	Net Adi 5.0%	14250	-Net Adi 48%	-15050
Adi, Sales Price Market Value \$291,422 Adj Market Value \$289,349 Adj Market Value \$301,680 Adj Market Value \$299,450				-		-			
Adi, Sales Price		Maulas 437.1	\$004 400	-				2	
Value per SF 178.90	Adi. Sales Price			Adj Market Value	\$289,349	Adj Market Value	\$301,680	Adj Market Value	\$299,450
		Value per SF	178.90						

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0397		Alternate K	ey: 3937715	Parcel	ID: 31-19-26-001	0-000-04300
ITEM	Compara	ble #4	Compara	ble #5	Compara	ble #6	Compara	ble #7
AK#	38640		39336		Compara			
	1069 LAKE A		3202 BLUE 0				#N/A	1
Address	TAVAR		TAVAR		#N/#	4		•
Proximity	APPROX ²		<1 MI					
Sales Price	\$336,0		\$350,0	00	#N//	۹	#N/A	١
Cost of Sale	-15%	, D	-15%	6	-15%	6	-15%	, 0
Time Adjust	0.80	%	0.00	%	#N//	4	#N/A	١
Adjusted Sale	\$288,2	88	\$297,5	00	#N//	4	#N/A	١
\$/SF FLA	\$170.18 p		\$161.16	oer SF	#N//	4	#N/A	١
Sale Date	10/5/20)23	12/6/20	023	#N//	4	#N/A	١
Terms of Sale	✓ Arm's Length	Distressed	Arm's Length 🗸	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustmen
Fla SF	1,694	-3250	1,846	-10850	#N/A	#N/A	#N/A	#N/A
Year Built	2021		2023		#N/A		#N/A	
Constr. Type	BLOCK		BLOCK					
Condition	GOOD		GOOD					
Baths	2.0	4000	2	4000	#N/A		#N/A	
Garage/Carport	2 CAR		2 CAR					
Porches	YES		YES	-				
Pool	N	0	N	0	#N/A	#N/A	#N/A	#N/A
Fireplace	0	0	0	0	#N/A	#N/A	#N/A	#N/A
AC	Central	0	Central	0	#N/A	#N/A	#N/A	#N/A
Other Adds	NONE		NONE					
Site Size								
Location	RESIDENTIAL		RESIDENTIAL					
View	STREET		STREET					
	Net Adj. 0.3 %	750	-Net Adj. 2.3%	-6850	#N/A	#N/A	#N/A	#N/A
	Gross Adj. 2.5%	7250	Gross Adj. 5.0%	14850	#N/A	#N/A	#N/A	#N/A
Adj. Sales Price Adj Market Value \$289,038 A		Adj Market Value \$290,650		Adj Market Value #N/A		Adj Market Value	#N/A	

Narrative:

DEPUTY:

- 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 12/3/2024

2024-0397 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from
				Subject(mi.)
1	SUBJECT	3937715	2752 SUNRISE LANDING LOOP	
	CODULUI	0001110	TAVARES	-
2	COMP 3	3842005	2334 NORWOOD PL	
2	COMP 3	3042005	TAVARES	<1 MILE
•		2709000	4910 ABACO DR	
3	COMP 2	3798000	TAVARES	<1 MILE
		2004000	1069 LAKE ARBOR CT	APPROX 1
4	COMP 4	3864000	TAVARES	MILE
_			3202 BLUE CRAB DR	
5	COMP 5	3933663	TAVARES	<1 MILE
		0000500	2804 PALATINO LN	
6	COMP 1	3928526	TAVARES	<1 MILE
7				
8				

Alternate Key 3937715 Parcel ID 31-19-26-0010-000-04 Current Owner	LCPA Proj 4300 Roll Year 2	perty Record Ca 2025 Status: A	ırd	PRC Run: 12	4-0397 Subject /3/2024 By Card # 1 erty Location	of 1		
AMH DEVELOPMENT LLC			Site	Site Address 2752 SUNRISE LANDING LOOP				
280 E PILOT RD			Mill	TAVAF Group 000T	RES NBHD	FL 32778 0643		
LAS VEGAS NV 89119				Property Us	e Last	Inspection		
Legal Description						2 00-10-202		
LAKE LANDING PB 79 PG 77-79 LOT 43								
Land Lines		Unit Depth	Loc Shp	Phys	Class Val	Land		
LL Code From Depth Ad 1 0100 0 0 0	1.00 LT	Price Factor 50,000.00 0.0000	Factor Factor	Factor 1.000		Value 67,50		
Total Acres 0.00	JV/Mkt[0		Total Adj JV/l			67,50		
Classified Acres 0	Classified JV/Mkt 67		Classified Adj JV/	Mkt		(
Bldg 1 Sec 1 of 1	Replacement Cost	Sketch 198,922	Deprec Bldg Value	198.922	Multi Stor	v 1		
10 PA1 (40 0PF 28 (120 sf) 12 9 12 12 12 12 12 12 12 10 6AR 9 (462 st 22 21 (54 sf) 30 21	20 22 0 22							
OPF 28 (120 sf) 12 9 12 10 6AR 9 (462 st 22 21 22 21 0PF 21 (54 sf) 30 21 FLA	20 20							
OPF 28 (120 sf) 12 9 12 10 6AR 9 (462 st) 22 21 0PF 21 (54 sf) 30 21 FLA (672 sf) Building Sub Are	<u>5</u> 22	Building V			nstruction Deta			
OPF 28 (120 sf) 12 9 12 9 12 10 6 6 6 6 6 6 6 6 6 6 7 22 21 0 0 7 6 7 7 7 7 7 7 7 8 10 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7	22 22 Are Gross Are Eff Area 672 672 672	Year Built	2023	Imp Type	R1 Bedr	ooms 3		
OPF 28 (120 sf) 12 9 12 9 12 10 6 6 6 6 6 6 6 6 6 6 6 6 6	22 22 22 22 22 22 22 22 22 22	Year Built Effective Area Base Rate	2023 1629 94.16	Imp Type No Stories	R1 Bedr 2.00 Full E	ooms 3 Baths 2		
OPF 28 (120 sf) 12 9 12 9 12 10 6 GAR 6 GAR 6 (462 st) 22 21 0PF 21 6 J 21 FLA 6 J 6 J 6 J 7 J 7 J 7 J 8 J 7 J 7 J 8 J 7 J 7 J 8 J 7 J 8 J 7 J 7 J 8 J 7 J 7 J 8 J 7 J 7 J 7 J 7 J 7 J 7 J 7 J 7	Pas Are Gross Are Eff Area 672 672 672 957 957 957 0 462 0 0 174 0	Year Built Effective Area Base Rate Building RCN	2023 1629 94.16 198,922	Imp Type No Stories Quality Grade	R1 Bedr 2.00 Full F 660 Half	ooms 3 3aths 2 Baths 1		
OPF 28 (120 sf) 12 9 12 9 12 10 6 GAR 6 462 st 22 21 0PF 21 54 sf) 30 21 FLA 6 GAR 22 21 21 54 sf) 30 21 FLA 6 GAR 21 54 sf) 30 21 FLA 6 GAR 21 54 sf) 30 21 54 sf) 21 54 sf) 30 21 54 sf) 21 54 sf) 21 55 sf) 2	Pas Are Gross Are Eff Area 672 672 672 957 957 957 0 462 0 0 174 0	Year Built Effective Area Base Rate	2023 1629 94.16 198,922 VG	Imp Type No Stories Quality Grade Wall Type	R1 Bedr 2.00 Full E 660 Half 03 Heat	ooms 3 Baths 2 Baths 1 Type 6		
OPF 28 (120 sf) 12 9 12 9 12 9 12 10 6 6 6 6 6 6 6 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7	Pas Are Gross Are Eff Area 672 672 672 957 957 957 0 462 0 0 174 0 0 40 0	Year Built Effective Area Base Rate Building RCN Condition	2023 1629 94.16 198,922	Imp Type No Stories Quality Grade	R1 Bedr 2.00 Full E 660 Half 03 Heat	ooms 3 Baths 2 Baths 1 Type 6 Jaces		

2024-0397 Subject PRC Run: 12/3/2024 By

Card # 1 of 1

	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													

	Building Permits													
Roll Year	Permit	ID	Issue Da	ite Comp D	Date	Am	ount	Туре		Descri	ption	Review D	Date	CO Date
2024	23-712		05-17-20	23 03-13-2	024		221,75	9 0001	SFR 2752 SUNRISE LANDING LOOP			03-13-20	024	
											-			
				Sales Inform	,	[1					nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	۱	Year	Amount
202112	21761	5786	1334	08-19-2021	WD	Q	05	V	2,080,000					
												Total		0.00
L														

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
67,500	198,922	0	266,422	0	266422	0.00	266422	266422	266,422

Parcel Notes

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 I Parcel ID	Key 3928526 25-19-25-017 Current Owne		LCPA Pro Roll Year	-	ord Ca sus: A	rd	2024-0397 Comp 1 PRC Run: 12/3/2024 By Card # 1 of 1 Property Location					
SANCHEZ A	LARCON RAMON						Site A	ddress 2804 P. TAVAF	ALATINO		20772	
2804 PALAT	INO LN						Mill G	roup 000T	N	BHD 064	3	
TAVARES	FL	32778					001	Property Us 00 SINGLE	e FAMILY	CTQ 01-0		
Legal Descr	ription		L									
GREENBRIE	ER AT BAYTREE-PI	HASE 1 PB 75 P	G 98-101 LOT 10 ORE	3 6174 PG 1102	2							
Land Lines		Notes		Unit	Depth	Loc	Shp	Phys		Lan	d	
LL Code	Front Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е	
1 0100	0 0		1.00 LT	50,000.00	0.0000	1.35	1.000	1.000		0	67,500	
	Total Acres	0.00	JV/Mkt 0			Tota	I Adj JV/N	 kt			67,500	
Cia	assified Acres	0	Classified JV/Mkt 67	Sketch			I Adj JV/M	•			(
Bldg 1 S	Sec 1 of 1		Replacement Cost	220,205		Deprec Bl	dg Value	220,205	Mul	ti Story		
11 52	14	FLA	21 GAR 21	39								
GAR GAR	-	A 1,846 0	Fross Are Eff Area 1,846 1846 441 0 113 0	Year Built Effective Area Base Rate Building RCN Condition	ilding Va		2021 1846 99.22 220,205 VG	Co Imp Type No Stories Quality Grade Wall Type	n <u>structior</u> R1 1.00 655 03	n <i>Detail</i> Bedrooms Full Baths Half Baths Heat Type	4 2 6	
				% Good			100.00	Foundation	3	Firenlagoa		
				Functional Ob	sol			roundation	5	Fireplaces		

2024-0397 Comp 1 PRC Run: 12/3/2024 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					
	1	1	1		l	1		1						
				Building Per	mits									

Roll Year						Dunung rennus											
Rui real	Permit	ID	Issue Da	ate (Comp D	ate	Am	ount	Туре		Descri	otion	Review D	Date (O Date		
2022	21-1405		01-01-20)22 (01-03-20	022			1 0001	SFR SALES C	OFFICE						
				Sales I	Informa	ation						Exer	nptions				
Instrum	ent No	Boo	k/Page	Sale	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	ו	Year	Amount		
20230 20211		6174 5798)-2023 4-2021	WD WD	Q Q	01 05	I V	338,900 2,304,000	039 059	HOMESTEA ADDITIONAL HOM	ESTEAD	2024 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
67,500	220,205	0	287,705	0	287705	50,000.00	237705	262705	314,439

Parcel Notes

5798/2111 GREENBRIER AT BAYTREE LLLP TO D R HORTON INC 5798/2111 M SALE INCL 36 LOTS IN GREENBRIER AT BAYTREE PHASE 1

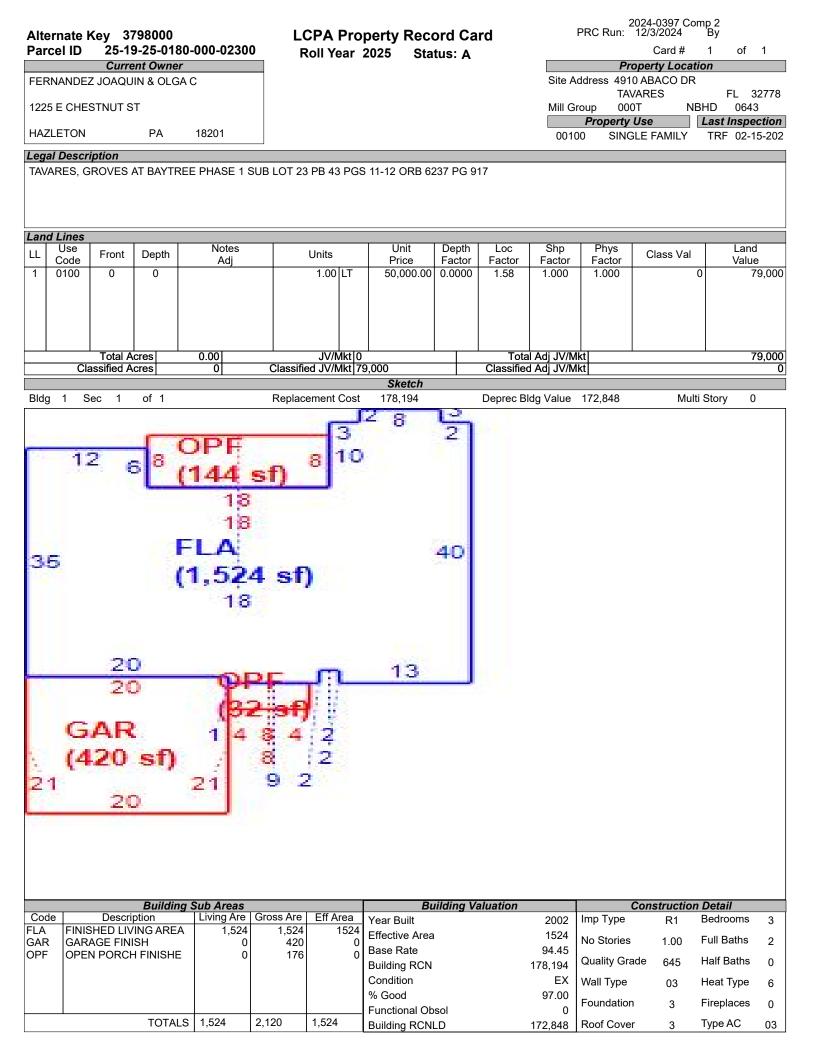
6174/1102 D R HORTON TO RAMON ANTONIO SANCHEZ ALARCON & ANMARIEF PASHILD GUZMAN HERNANDEZ HW

24CC SUBMITTED HX AND SUPPLEMENT ON BEHALF OF THE CHILDREN APP WITH EMPLOYEMENT AUTHORIZATION CARDS ALL SOCIAL SECURITY CARDS BIRTH CERTIFICATES WILL SUBMIT 2023 TAX RETURN BANK STATEMENT AND UTILITY STATEMENT OR ASYLUM

DOCUMENTATION PAPERWORK CS 013124

24CC SUBMITTED ASYLUM DOCUMENTATION FOR BOTH OWNERS CS 020124

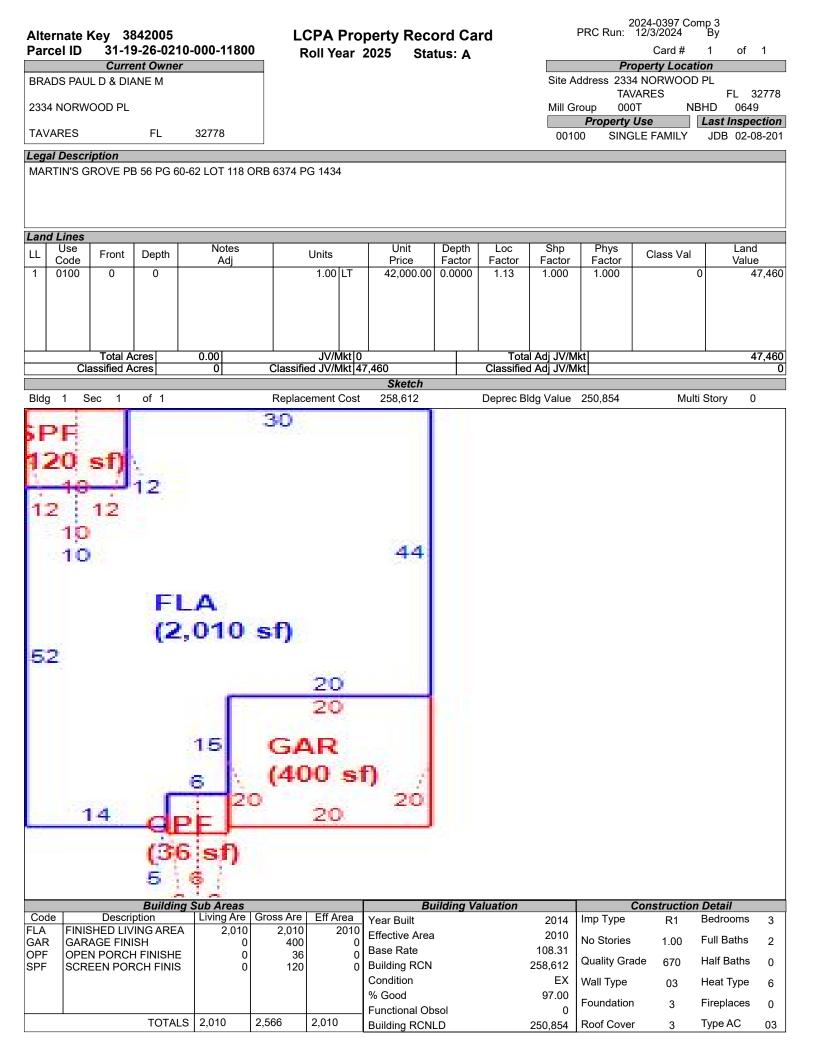
Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations 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.



2024-0397 Comp 2 PRC Run: 12/3/2024 By

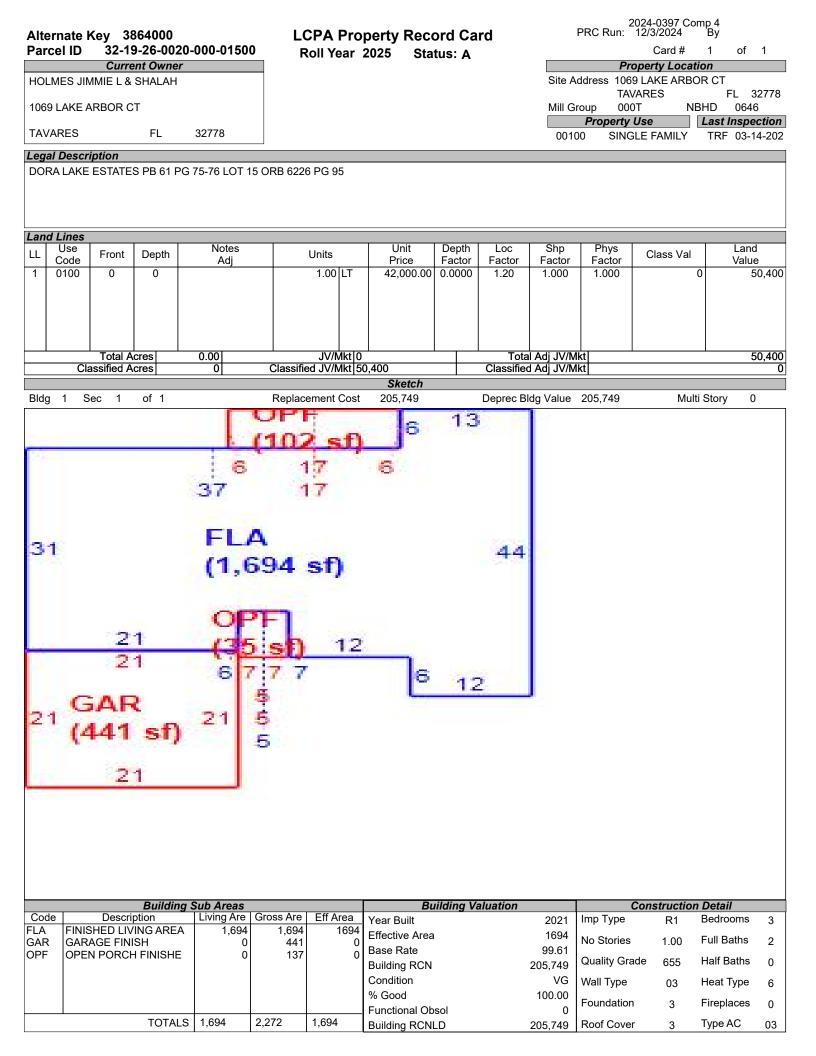
Card # 1 of 1

Miscellaneous Features *Only the first 10 records ar reflected belowCodeDescriptionUnitsTypeUnit PriceYear BltEffect YrRCNPLD2POOL/COOL DECK250.00SF5.38200420041345.00SEN2SCREEN ENCLOSED STRUCTURE756.00SF3.50200420042646.00HTB3HOT TUB/SPA1.00UT7000.00200420047000.00	%Good 70.00 50.00 50.00	Apr Value 94 1,32 3,50
PLD2 POOL/COOL DECK 250.00 SF 5.38 2004 2004 1345.00 SEN2 SCREEN ENCLOSED STRUCTURE 756.00 SF 3.50 2004 2004 2646.00	70.00 50.00	94 1,32
SEN2 SCREEN ENCLOSED STRUCTURE 756.00 SF 3.50 2004 2004 2646.00	50.00	1,3
Building Permits		
	Review Date	CO Date
2005 04-00068 01-23-2004 10-14-2004 10,000 0000 SWIMSPA & DECKING 6X13 2003 01-00873 01-01-2002 11-25-2002 84,190 0000 SFR/3-4910 ABACO DR		
Sales Information Exemp		
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description 2023135445 6237 0917 10-30-2023 WD Q 01 I 335.000 Image: Code Description	Ye	ear Amoui
2023135445 6237 0917 10-30-2023 WD Q 01 I 335,000 2021069921 5713 0342 05-07-2021 WD Q 01 I 134,000		
4297 0720 03-21-2013 WD Q Q I 129,000		
2463 2254 11-25-2003 WD Q Q I 144,000 2082 1771 03-08-2002 WD Q Q I 126,400		
	Total	0.0
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
79,000 172,848 5,765 257,613 0 257613 0.00 257613	257613	257,854
Parcel Notes		
01 LOC FROM 150 FER 030901		
2082/1771 DAVID T ANGELINI SINGLE		
03 QG FROM 600 KH 121002 03 QG FROM 590 FER 123002		
2463/2254 DAVID T ANGELINI TO PETER D & PATRICIA R NORDSTROM HW		
05FC ADD MISC QG FROM 575 JWP 101404 4297/720 PETER D & PATRICIA R NORDSTROM TO MIODRAG & SANDRA N SIMIC HW		
5713/342 MIODRAG & SANDRA N SIMIC TO CHRISTOPHER & AMBER ARMSTRONG HW		
21X COURTESY HX CARD SENT 062121 23CC EFILE HX APP CP 031423		
6237/917 CHRISTOPHER & AMBER ARMSTRONG TO JOAQUIN & OLGA C FERNANDEZ HW		
***Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose	- of ad valore	m property
tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake Cou	unty Property	Appraiser
makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation,		
ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our w	vebsite for de	tails.***



2024-0397 Comp 3 PRC Run: 12/3/2024 By

Parcel II	D 31-1	9-26-0	210-000	-11800	Ro	ll Yea	r 202	5 Sta	atus: A			Card #	1 (of 1
Miscellaneous Features *Only the first 10 records are reflected below														
Code		Descrip	otion	Ur	r Only nits	Type		recoras a nit Price	Year Blt	Effect Y	r RCN	%Good	Ap	· Value
		2000.10				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			i dai bit	2				
							Bui	Iding Per	mits		L.		ł	
Roll Year		ID	Issue Da		Date	Am	ount	Туре		Descri	otion	Review D	Date C	CO Date
2024	DENY51 DENY39		01-01-20 01-01-20					1 0030 1 0030	P2 R2					
2024 2024	DENY24		01-01-20					1 0030	R2					
2019	18-973		06-14-20				70		SCRN IN PO			02-08-20	-	
2015	13-000010	002	01-01-20	14 07-31-2	2014		250,16	64 0001	SFR 4/2 233	34 NORWC	OD PL	07-31-20	014 04	-07-2014
Instrum	nent No	Book	k/Page	Sales Inform	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Exer Description	mptions	Year	Amount
	089752	6374	1	07-18-2024	WD	Q	00000	1	370,00		HOMESTEA		2025	
20240	015182	6282	0776	01-31-2024	WD	Ū	11	i	10	0 059	ADDITIONAL HOM	1ESTEAD	2025	25000
	007854	6082		01-19-2023	WD	Q	01		369,00					
2010	110080	4852 4500	1616 0075	10-07-2016 06-30-2014	WD WD	Q	Q		174,50 160,60					
												Total		50,000.00
					I			1						,
							Va	lue Sumn	nary					
Land Val	lue Bldg	Value	Misc	Value Mark	ket Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	ious Valu
47,460) 250),854	() 29	98,314		0		298314	50,000.0	0 248314	27331	4 2	98,314
								arcel Not	06					
10TRIM L	OC FROM 8	5 ON AI	LL 0000 L	TS DLS 0914 ²	0			arcernot	c3					
				N'S GROVE L										
				CELS IN MAR 1ARONDA HO				۵۲						
				3842005 AK3					3					
				LORIDA TO K	RISTIN	A L CF	REININ	SINGLE						
	RTESY HX (RTESY HX (
	OW.COM RE													
	IK 061515													
15X DEN 15CC ADI		TCARD	SUBMIT		EOWNE	RLH	082815							
15X KRIS	TINA L CRE	ININ SL	JBMITTE) HX REM RE	Q & CH	IG OF	MLG A	DDR LP 0						
				OR ADDR CH	ANGE 1	4527 I	PLEAC	H ST WIN	TER GARDE	N FL 3478	7 090315			
	D CHGS JMH 6 KRISTINA			RUCE LEONA	RD ST	AKE &	IRENE	GRACE	ANDERSON I	чw				
4852/1616 KRISTINA L CREININ TO BRUCE LEONARD STAKE & IRENE GRACE ANDERSON HW 17X COURTESY HX CARD SENT 112116														
17X COURTESY HX CARD SENT 122216														
19FC SFR GOOD COND OPF4 TO SPF JDB 020819 15X FI DISCOVERY SPOKE WITH TENNANT HAS BEEN RENTING SINCE MAY 2015 JMK 061515														
23CC NOS JERRY AND CAROL MILLER SUBMITTED HX TVADX PORT APP WITH VA BENEFIT LETTER GG 022823 6082/1530 BRUCE LEONARD STAKE & IRENE GRACE ANDERSON TO JERRY B SR & CAROL MILLER HW														
													POS	
				ASED 101623			¬ WIILLI			IO I SUN P	ND JERRY B MILLE		103	
						and u	end hu	the Lake		rty Approis	er for the sole purp	ose of ad v	alorem pr	operty
tax a	ssessment a	administ	tration in	accordance w	ith the F	-lorida	Const	tution, Sta	atutes, and Ad	Iministrativ	e Code. The Lake C	County Prop	perty Appr	aiser
makes	s no represe	ntations	s or warra	nties regardin	g the co	mplet	eness a	and accura	acy of the dat	a herein, it	s use or interpretation	on, the fee	or equitat	ole title
OW	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.***													



LCPA Property Record Card

Status: A

Roll Year 2025

2024-0397 Comp 4 12/3/2024 Bv PRC Run:

> 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			

Building Permits														
Roll Year	Permit	ID	Issue Da	ate Comp	Date	Am	nount	Туре		Descri	ption	Review [Date C	CO Date
2022	20-1500		01-06-20	07-15-3	2021	223,228		8 0001	SFR 2279SF 1	1069 LAI	KE ARBOR CT	07-16-2	021	
		L		Sales Inforn	nation						Exer	nptions		
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	<u>י</u>	Year	Amount
202312	6080	6226	0095	10-05-2023	WD	Q	01	1	336,000	039	HOMESTEA		2024	
202304	3480	6125	1225	04-07-2023	WD	Q	01	1	315,000	059	ADDITIONAL HOM	ESTEAD	2024	25000
202106	0354	5700	0922	04-28-2021	WD	Q	03	I	247,900					
201912	2371	5365	0905	10-18-2019	WD	U	М	V	575,100					
		4254	2106	12-10-2012	WD	U	М	V	320,000					
											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
50,400	205,749	0	256,149	0	256149	50,000.00	206149	231149	256,149

Parcel Notes

2705/1843 ET AL GARY L BAILEY AND SHERYL A BAILEY AND MICHAEL ADAMS ONLY

4125/957 CT VS MIKARY DEVELOPMENT LLC AND GARY L & SHERYL A BAILEY AND MICHAEL ADAMS PROP SOLD TO EAGLE FL III SPE LLC 4125/957 M SALE INCL 25 PARCELS M&B

4254/2106 EAGLE FL III SPE LLC TO AMERICAN ADULT CARE LLC 4254/2106 M SALE INCL ALL LOTS IN DORA LAKE ESTATES SUB

5365/905 AMERICAN ADULT CARE LLC TO LGI HOMES-FLORIDA LLC

5365/905 M SALE INCL 17 LOTS IN DORA LAKE ESTATES SUB

5700/922 LGI HOMES FLORIDA LLC TO ELIZABETH AHRENS UNMARRIED

21X COURTESY HX CARD SENT 051921

6125/1225 ELIZABETH AHRENS TO SUZANNE GARBINSKI WIDOW

6226/95 SUZANNE GARBINSKI TO JIMMIE LWW & SHALAH HOLMES HW

24CC SUBMITTED HX APP CP 111323

***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 I Parcel ID		00-000-02100		perty Reco 2025 Stat	ord Ca ius: A	2024-0397 Comp 5 PRC Run: 12/3/2024 By Card # 1 of 1 Property Location					
NUNEZ VAZ	Current Owne		-				Site A	ddress 3202 B			
3202 BLUE (Mill G	TAVAF roup 000T		FL 3 BHD 283	
TAVARES	FL	32778					001	Property Us		CTQ 01-1	ection
Legal Descr		02110					001		FAIVILT		10-202
		8 PG 48-52 LOT	21 ORB 6254 PG 138	2							
Land Lines					-						
LL Use Code	Front Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lano Valu	
1 0100	0 0		1.00 LT	60,000.00	0.0000	1.00	1.000	1.000		0 6	60,000
	Total Acres	0.00	JV/Mkt 0			Tota	l Adj JV/N	 1kt			60,000
Cla	assified Acres	0	Classified JV/Mkt 6	0,000		Classified	d Adj JV/N	lkt			(
Bldg 1 S	Sec 1 of 1		Replacement Cost	Sketch 227,308		Deprec Bl	dg Value	227,308	Mul	ti Story	
1;1 11 52	F	16 21	sf) 21 GAR (441 sf 21	39							
GAR GAR	Buildin Description SHED LIVING ARE/ AGE FINISH N PORCH FINISHE	A 1,846 0	Gross Are Eff Area 1,846 1846 441 0 113 0	Bu Year Built Effective Area Base Rate Building RCN Condition % Good	ilding Va		2023 1846 102.43 227,308 VG 100.00	Imp Type No Stories Quality Grade Wall Type	03	Bedrooms Full Baths Half Baths Heat Type	4 2 6
	TOTAL	0 1 0 4 0	2 400 4 640	Functional Ob				Foundation	3	Fireplaces Type AC	_
		_S 1,846 1	2,400 1,846	Building RCNL	-		227,308	Roof Cover	3	T	03

2024-0397 Comp 5 PRC Run: 12/3/2024 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			

	Building Permits													
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp D	Date	Am	nount	Туре		Descri	ption	Review I	Date C	O Date
2024	22-1576		10-21-20	01-10-2	024	231,358		8 0001	SFR 4BR/2BA	3202 BI	LUE CRAB DR	01-10-2	024	
				Sales Informa	ation						Exer	nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	<u>י</u>	Year	Amount
202314	9670	6254	1382	12-06-2023	WD	Q	03	V	350,000	039	HOMESTEA	D	2024	25000
202313		6235	1208	10-27-2023	WD	Ū	11	V	0	059	ADDITIONAL HOM	ESTEAD	2024	25000
202308		6171	1049	06-22-2023	WD	U	11	V	0					
202304	8457	6131	1332	04-24-2023	WD	Q	03	1	335,500					
202213	6542	6038	2123	10-13-2022	WD	Q	05	V	2,790,000					
											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
60,000	227,308	0	287,308	0	287308	50,000.00	237308	262308	287,308

Parcel Notes

6131/1332 D R HORTON INC TO MARIA YEGELLA UNMARRIED

6171/1049 MARIA YEGELLA ENHANCED LE REM JUDITH KING

6235/1208 MARIA YEGELLA ENHANCED LE REM FRANCES E RENO

6254/1382 MARIA YEGELLA & FRANK RENO TO GRISELL NUNEZ VAZQUEZ & JOSE L RIVERA OTERO HW

24CC EFILE HX APP CP 012024

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.