



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3937716**

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 # 2024-0398	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 Development, LLC		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 #	31-19-26-0010-000-04400 2758 Sunrise Landing Loop
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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
 A Florida Bar licensed attorney (Florida Bar number _____).
 A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
 A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)

Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.

I am an uncompensated representative filing this petition AND (check one)

the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0398	Alternate Key: 3937716	Parcel ID: 31-19-26-0010-000-04400
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 2758 SUNRISE LANDING LOOP TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH DEVELOPMENT LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 327,242	\$ 327,242
2. Assessed or classified use value, *if applicable	\$ 305,960	\$ 305,960
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 305,960	\$ 305,960

*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 Distressed Book 5786 Page 1334

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3937716	3928962	3817281	3536215
Address	2758 SUNRISE LANDING LOOP	2924 CANARY LN TAVARES	4830 ABACO DR TAVARES	525 WOODVIEW DR TAVARES
Proximity		<1 MILE	<1 MILE	<1 MILE
Sales Price		\$404,000	\$370,000	\$364,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.40%	1.60%
Adjusted Sale		\$357,944	\$315,980	\$315,224
\$/SF FLA	\$161.92 per SF	\$133.86 per SF	\$166.92 per SF	\$209.59 per SF
Sale Date		3/30/2023	11/28/2023	8/25/2023
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	2,021	2,674	-32650	1,893	6400	1,504	25850
Year Built	2023	2023		2005	10000	1998	10000
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD				GOOD	
Baths	2.5	3	-3000	2.0	4000	2.0	4000
Garage/Carport	2 CAR	2 CAR		3 CAR	-10000	2 CAR	
Porches	YES	YES					
Pool	N	N	0	N	0	Y	-20000
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. 10.0%	-35650	Net Adj. 3.3%	10400	Net Adj. 6.3%	19850
		Gross Adj. 10.0%	35650	Gross Adj. 9.6%	30400	Gross Adj. 19.0%	59850
Adj. Sales Price	Market Value \$327,242	Adj Market Value	\$322,294	Adj Market Value	\$326,380	Adj Market Value	\$335,074
	Value per SF 161.92						

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

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

DEPUTY: CHRISTOPHER QUANTE

DATE 12/3/2024

2024-039E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3928962	2924 CANARY LN TAVARES	<1 MILE
2	SUBJECT	3937716	2758 SUNRISE LANDING LOOP TAVARES	-
3	COMP 2	3817281	4830 ABACO DR TAVARES	<1 MILE
4	COMP 3	3536215	525 WOODVIEW DR TAVARES	<1 MILE
5				
6				
7				
8				

Alternate Key 3937716
 Parcel ID 31-19-26-0010-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0398 Subject
 PRC Run: 12/3/2024 By
 Card # 1 of 1

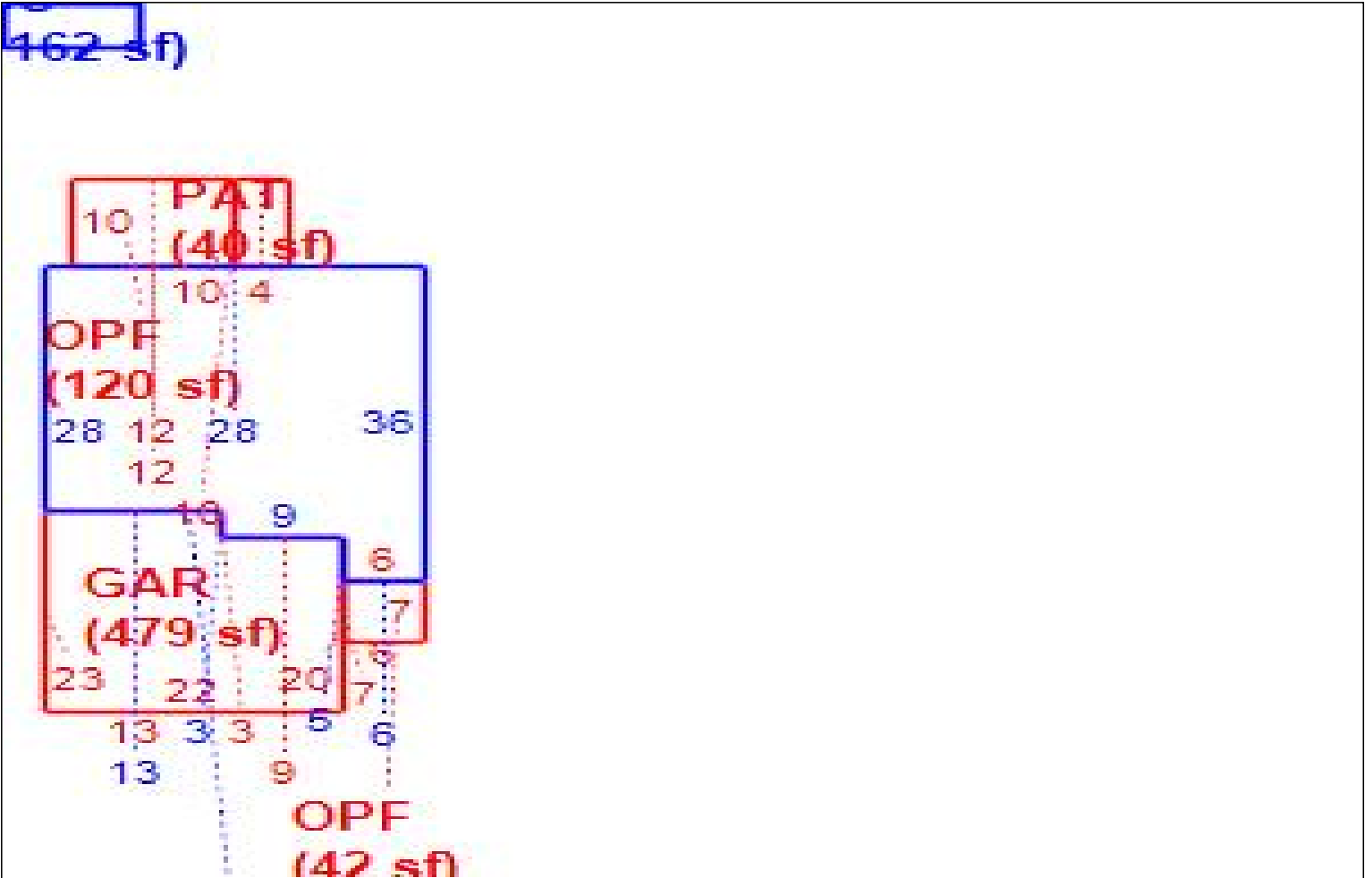
Current Owner		
AMH DEVELOPMENT LLC		
280 E PILOT RD		
LAS VEGAS	NV	89119

Property Location			
Site Address	2758 SUNRISE LANDING LOOP		
	TAVARES	FL	32778
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	03-13-202

Legal Description
LAKE LANDING PB 79 PG 77-79 LOT 44

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	50,000.00	0.0000	1.35	1.000	1.000	0	67,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		67,500		
Classified Acres		0		Classified JV/Mkt		67,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 234,742
Deprec Bldg Value 234,742		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	859	859	859	2023					
FUS	FINISHED AREA UPPER	1,162	1,162	1162	2021		No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	479	0	93.09		Quality Grade	660	Half Baths	1
OPF	OPEN PORCH FINISHE	0	162	0	234,742		Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	40	0	100.00		% Good	100.00	Foundation	3
							Functional Obsol		Fireplaces	
TOTALS		2,021	2,702	2,021	234,742		Building RCNLD	234,742	Roof Cover	3
									Type AC	03

Alternate Key 3937716
 Parcel ID 31-19-26-0010-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0398 Subject By
 PRC Run: 12/3/2024
 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
2024	23-713	05-17-2023	03-13-2024	257,413	0001	SFR 2628SF 2758 SUNRISE LANDING	03-13-2024	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021121761	5786 1334	08-19-2021	WD	Q	05	V	2,080,000				
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
67,500	234,742	0	302,242	0	302242	0.00	302242	302242	302,242

Parcel Notes

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Alternate Key 3928962
Parcel ID 25-19-25-0171-000-08000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0398 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

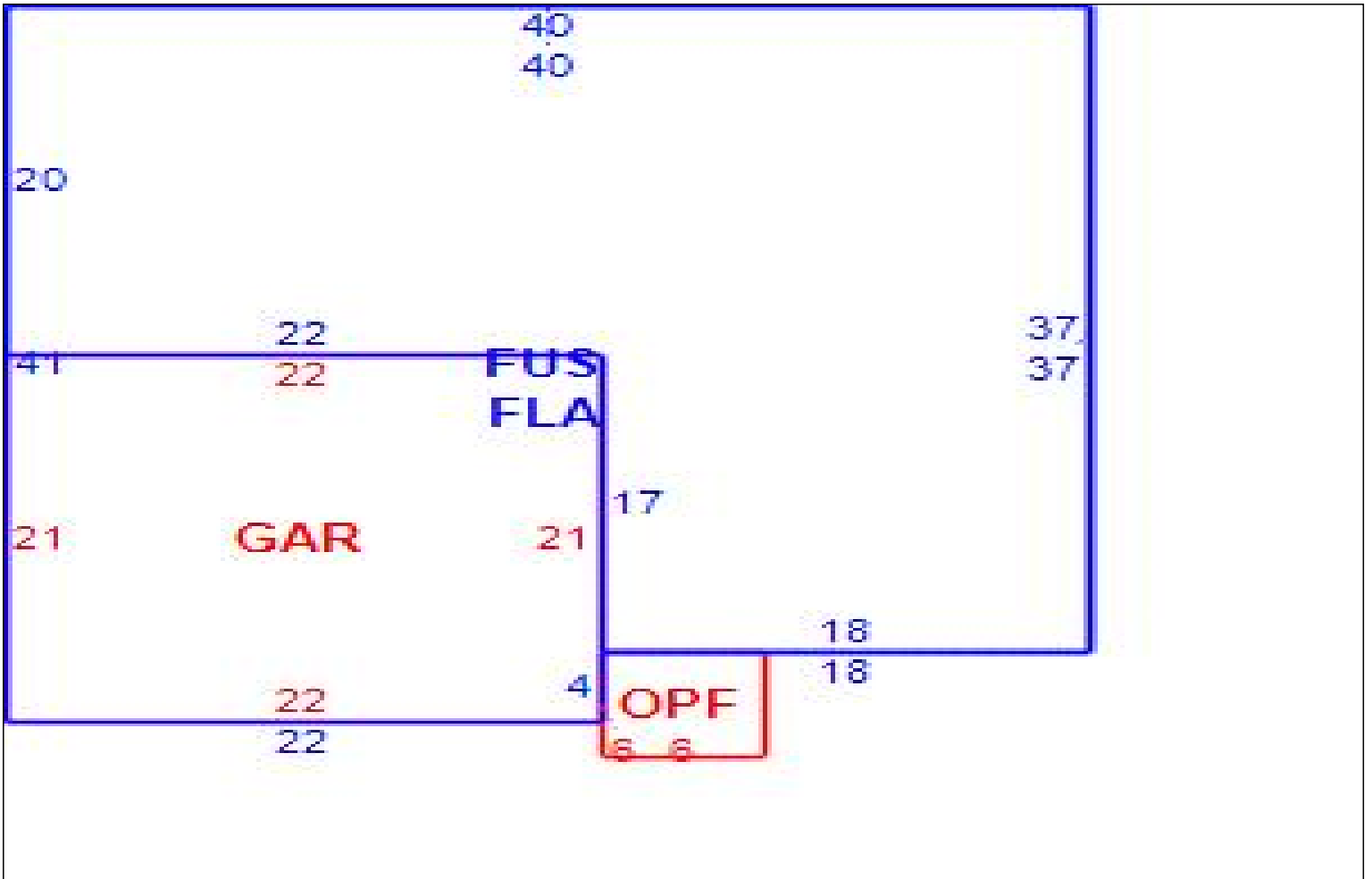
Current Owner		
VELAZQUEZ ANTONIO JR & MAYRA VEGA		
2924 CANARY LN		
TAVARES	FL	32778

Property Location			
Site Address 2924 CANARY LN			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-10-202

Legal Description
GREENBRIER AT BAYTREE-PHASE 2 PB 76 PG 23-27 LOT 80 ORB 6119 PG 993

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	50,000.00	0.0000	1.35	1.000	1.000	0	67,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		67,500		
Classified Acres		0		Classified JV/Mkt		67,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 270,501
Deprec Bldg Value 270,501		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	1,106	1,106	1106	2023	No Stories	2.00	Full Baths	3	
FUS	FINISHED AREA UPPER	1,568	1,568	1568	85.23	Quality Grade	655	Half Baths		
GAR	GARAGE FINISH	0	462	0	270,501	Wall Type	03	Heat Type	6	
OFF	OPEN PORCH FINISHE	0	36	0	VG	Foundation	3	Fireplaces		
TOTALS		2,674	3,172	2,674	100.00	Roof Cover	3	Type AC	03	

Alternate Key 3928962
 Parcel ID 25-19-25-0171-000-08000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0398 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	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
2024	22-104	02-01-2022	01-10-2024	302,176	0001	SFR 5BD/3BA 2924 CANARY LN	01-10-2024	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023038345	6119	0993	03-30-2023	WD	Q	03	I	404,000			
2021175429	5860	2138	12-10-2021	WD	Q	05	V	3,575,000			
2021020090	5642	1047	02-08-2021	WD	U	11	V	100			
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
67,500	270,501	0	338,001	0	338001	0.00	338001	338001	338,001

Parcel Notes

5860/2138 M SALE INCL 54 LOTS IN GREENBRIAR AT BAYTREE PHASE 2 GREENBRIAR AT BAYTREE LLLP TO D R HORTON INC
 6119/993 D R HORTON INC TO ANTONIO VELAZQUEZ JR & MAYRA VEGA HW

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Alternate Key 3817281
 Parcel ID 25-19-25-0181-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0398 Comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

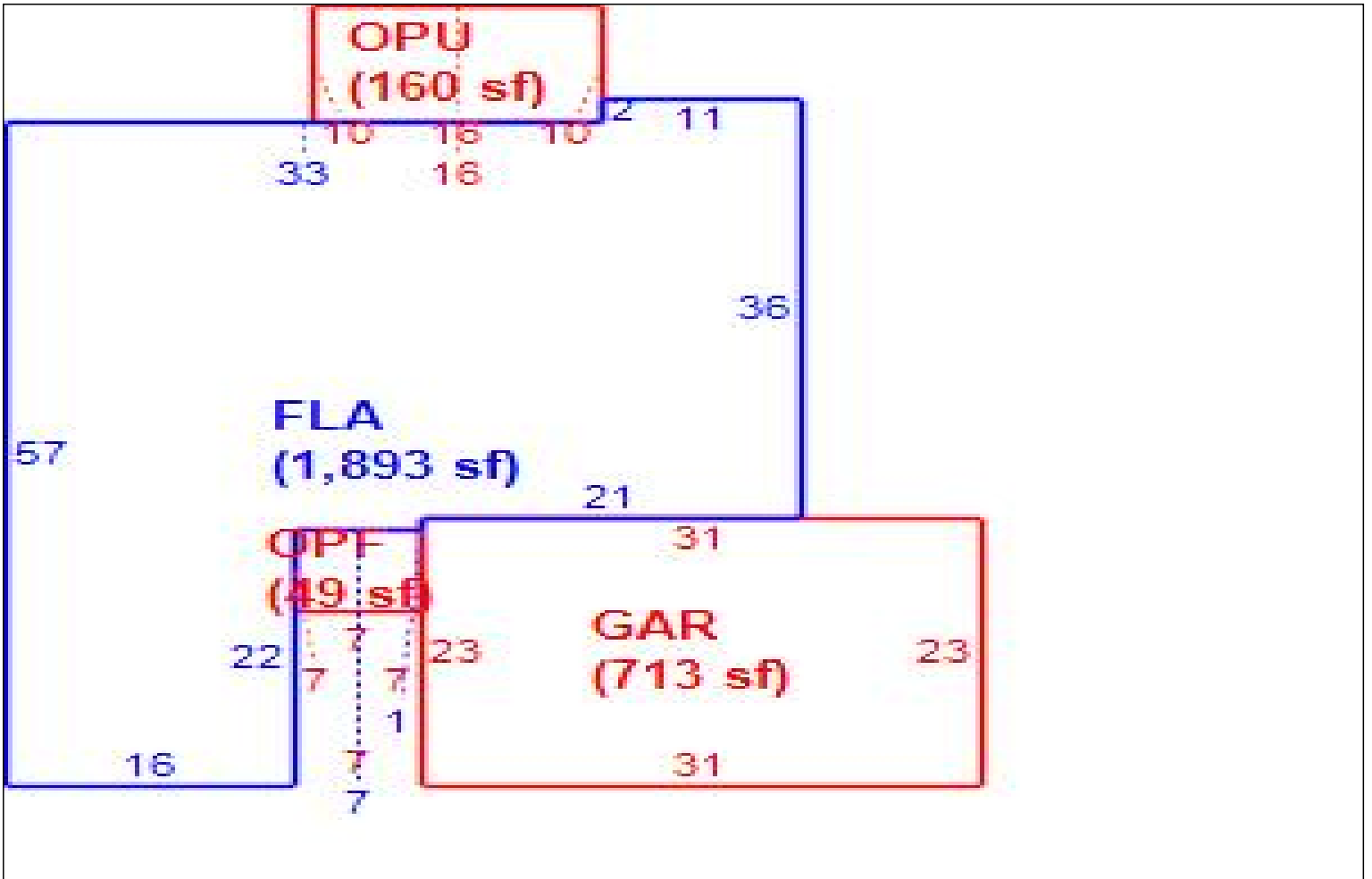
Current Owner		
BOWENS AMY S & ROBERT D		
4830 ABACO DR		
TAVARES	FL	32778

Property Location			
Site Address 4830 ABACO DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	NPD	07-24-202

Legal Description
 GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 97 ORB 6251 PG 2074

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000		
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 216,609 Deprec Bldg Value 210,111 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	1,893	1,893	1893	2005				
GAR	GARAGE FINISH	0	713	0	Effective Area	1893	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	49	0	Base Rate	92.72	Quality Grade	645	Half Baths 0
OPU	OPEN PORCH UNFINIS	0	160	0	Building RCN	216,609	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		1,893	2,815	1,893	Building RCNLD	210,111			

Alternate Key 3817281
 Parcel ID 25-19-25-0181-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0398 Comp 2
 PRC Run: 12/3/2024 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	
2014	13-00000848	09-05-2013	03-04-2014	2,330	0002	SCRN RM W/PAN ROOF 9.5X18	03-04-2014		
2014	SALE	01-01-2013	03-04-2014	1	0099	CHECK VALUE			
2006	BRO4-00115	01-01-2005	07-29-2005	184,299	0000	SFR			
2005	BR04-00115	09-07-2004	12-22-2004	184,299	0000	SFR 4830 ABACO DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147533	6251 2074	11-28-2023	WD	Q	01	I	370,000					
2020054253	5471 1867	05-15-2020	WD	Q	01	I	250,000					
	4320 2382	04-30-2013	WD	Q	Q	I	152,000					
	3828 0607	09-01-2009	WD	U	U	I	170,000					
	3785 0548	06-22-2009	CT	U	U	I	0					
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	
79,000	210,111	0	289,111	0	289111	0.00	289111	289111	289,111	

Parcel Notes

2641/1723 UNITED PARTNERS GROUP LTD TO WANDA I RODRIGUEZ & RAMON A TRUJILLO WH
 2794/1056 POST DEED ONLY UNITED PARTNERS GROUP LTD TO RAMON A TRUJILLO & WANDA I RODRIGUEZ HW ALREADY IN GRANTEE NAMES
 3785/548 CT VS RAMON A TRUJILLO & WANDA I RODRIGUEZ SOLD TO FEDERAL NATIONAL MORTGAGE ASSN
 3828/607 FEDERAL NATL MTG ASSN TO CHARLES D BOWERS UNMARRIED
 13X HX REMOVED BY CHARLES BOWERS PER HX RENEWAL CARD DTD 020513
 4320/2382 CHARLES D BOWERS TO JUAN M & FILOMENA M GREY HW
 13 MLS G4688095 JNH 082213
 13TRIM CALL OF TAX VAL GOING UP DUE TO HX REMOVED IN 12 DN 082213
 14FC CAN4 TO OPU4 FROM BASE YEAR 2006 ADW 030414
 19X SUBMITTED VADX FOR BOTH OWNERS WILL BRING BACK VA LETTER FOR WIFE DB 081919
 19CC SUBMITTED FILOMENA VA LTR NT 081919
 19X VADX APPROVED FOR JUAN AND FILOMENA EACH DB 0820019
 20CC JUAN AND FILOMENA GREY FILED FOR HX PORT ON AK3860904 NT 010720
 5471/1867 JUAN M & FILOMENA M GREY TO ANDREW SMITH SINGLE
 20X COURTESY HX CARD SENT 062220
 21IT QG FROM 635 MLS G5022853 REMODEL NPD 110320
 21 MLS G5022853 NEW AC SOME UPDATING NPD 081020
 21X COURTESY HX CARD SENT 122120
 6251/2074 ANDREW TODD SMITH TO AMY SUE & ROBERT DANIEL BOWENS HW
 25CC SUBMITTED HX APP CS 120224

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Alternate Key 3536215
Parcel ID 31-19-26-1100-000-012A0

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0398 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

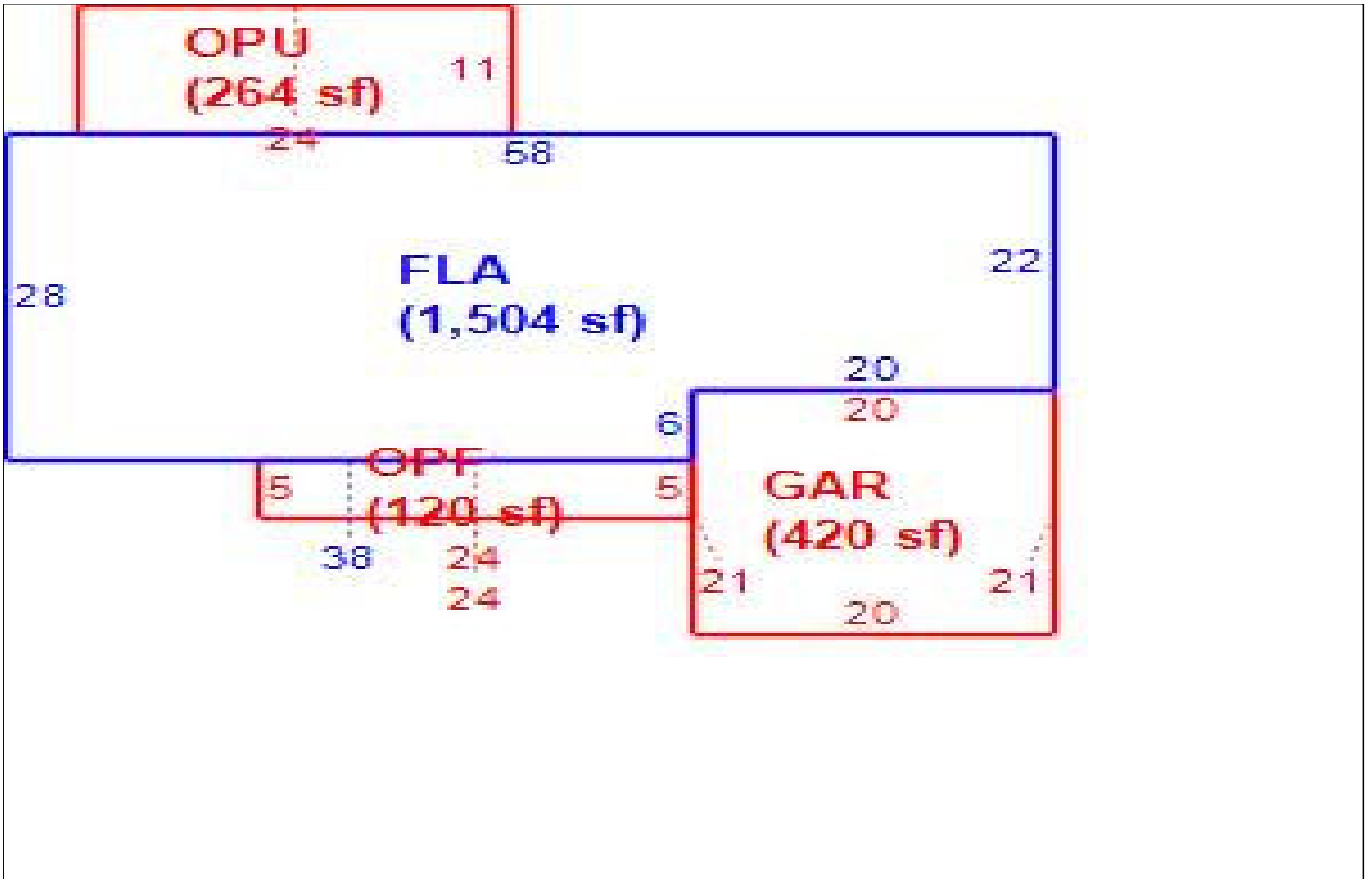
Current Owner		
ACEVEDO NIEVES LAURA M & EDWARD CH		
33725 TERRAGONA DR		
SORRENTO	FL	32776

Property Location		
Site Address 525 WOODVIEW DR		
TAVARES FL 32778		
Mill Group 000T	NBHD 0649	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 02-28-202

Legal Description
TAVARES, REPLAT OF WOODVIEW SUB LOTS 12A, 12B PB 30 PGS 69-71 ORB 6202 PG 2083

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	42,000.00	0.0000	1.37	1.000	1.000	0	57,540
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,540		
Classified Acres		0		Classified JV/Mkt		57,540		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 196,061
Deprec Bldg Value 190,179		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,504	1,504	1504	1998	1504	104.52	196,061	VG	97.00	0	190,179	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0									Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	120	0									Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	264	0									Foundation	3	Fireplaces	0
TOTALS		1,504	2,308	1,504									Roof Cover	3	Type AC	03

Alternate Key 3536215
Parcel ID 31-19-26-1100-000-012A0

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0398 Comp 3
PRC Run: 12/3/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	360.00	SF	46.00	1999	1999	16560.00	85.00	14,076
PLD2	POOL/COOL DECK	443.00	SF	5.38	1999	1999	2383.00	70.00	1,668
SEN2	SCREEN ENCLOSED STRUCTURE	1663.00	SF	3.50	2022	2022	5821.00	95.00	5,530
UBF3	UTILITY BLDG FINISHED	200.00	SF	10.50	2021	2021	2100.00	92.50	1,943

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-0000226	03-05-2024		3,800	0003	SHED			
2023	22-659	04-27-2022	02-28-2023	36,300	0003	SEN	03-02-2023		
2022	SALE	01-01-2021	06-01-2022	1	0099	CHECK VALUE			
2016	SALE	01-01-2015	03-10-2016	1	0099	CHECK VALUE	03-10-2016		
2004	03-00240	03-17-2003	12-05-2003	5,119	0000	SOLAR PANELS			
2000	9900721	11-24-1999	05-19-2000	3,500	0000	SEN			
2000	9900507	08-03-1999	05-19-2000	14,800	0000	POOL & DECK			
1999	98-255	05-12-1998	12-01-1998	76,583	0000	SFR 525 WOODVIEW			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023106515	6202	2083	08-25-2023	WD	Q	01	I	364,000			
2022165716	6073	0571	12-28-2022	WD	U	11	I	100			
2021055360	5693	0227	04-15-2021	WD	Q	01	I	260,000			
	4587	1879	02-12-2015	TR	Q	Q	I	140,000			
	1678	1334	01-13-1999	WD	U	M	V	1			
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	
57,540	190,179	23,217	270,936	0	270936	0.00	270936	270936	271,133	

Parcel Notes

1678/1334 LYNN DENISE REICHERT AS TRUSTEE OF REICHERT TR APPROVED EEH
 99X RODNEY E REICHERT DECEASED 071088 DC
 99 AK3536223 COMBINED WITH THIS AK PER MB
 00FC CHG CAN04 TO OPU ADD POL PLD SEN KH 051900
 03 QG FROM 450 FER 030403
 04FC ADD PLH MB 120503
 06FC LOC FROM 135 QG FROM 575 VALUE UPDATED MB 100605
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4587/1879 LYNN DENISE REICHERT INDIV & AS TTEE TO DAVID E NIXON
 15X COURTESY HX CARD SENT 032315
 16X COURTESY HX CARD SENT 012716
 16FC PER AERIAL SHOWS SOMETHING ON THE 28FT SIDE OF SFR NOTHING FOUND VAL OK FOR 16 DN 031016
 5693/227 DAVID E NIXON TO KIM DIANE NORTH SINGLE
 21X COURTESY HX CARD SENT 051921
 22FC SFR GOOD COND ADD UBF JDB 021722
 6073/571 KIM DIANE NORTH ENHANCED LE REM ROBERT JOHN SHAW MARRIED AND JESSICA DIANE STRUNK SINGLE AND JAMIE LYNN COPELAND SINGLE JTWROS
 23FC SFR VG COND OPU FROM 121SF SEN YR FROM 1999 JDB 022823
 6202/2083 KIM DIANE NORTH TO LAURA MICHELLE ACEVEDO NIEVES & EDWARD CHAMORRO HW

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