

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 39377/7

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.

	(COMPARTED E)	y guark of the way	LUE ADJUSTIME	NT EQARD (N	
Petition # 20	24-0399	County Lake		ax year 2024	Date received 9.12.24
Carlos a constant		COMPLETED BY T	hepenmoner		
PART 1. Taxpaye	r Information				
	erican Homes 4 Rent, LLC	; AMH Development, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsd Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #	31-19-26-001 2764 Sunrise	0-000-04500 Landing Loop
Phone 954-740-62	240		Email	ResidentialAp	peals@ryan.com
The standard way t	o receive information	is by US mail. If possibl	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition after the petition after the petition at support my stateme	on deadline. I have attac nt.	ched a statement o	f the reasons I	filed late and any
your evidence to evidence. The V Type of Property	o the value adjustment l /AB or special magistra Res. 1-4 units Ind	ike my evidence conside board clerk. Florida law a ate ruling will occur unde ustrial and miscellaneou icultural or classified use	allows the property a er the same statuto us High-water rea	appraiser to cros ry guidelines as charge 🗌 H	listoric, commercial or nonprofit
			Vacant lots and	<u> </u>	Business machinery, equipment
PART 2. Reason	for Petition C	heck one. If more than	n one, file a separ	ate petition.	
Denial of classif		crease 🗌 increase	Denial of exer	nption Select o	r enter type:
Tangible person return required b	t substantially comple	1 must have timely filed 34, F.S.))	(Include a dat a_Qualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5); or
determination	that they are substar (in minutes) you think		1(3)(e), (f), and (g ur case. Most heari), F.S.) ngs take 15 min	utes. The VAB is not bound
group.		it petitions for multiple ur ble to attend on specific			ne time needed for the entire
You have the right evidence directly to appraiser's evidence	to exchange evidence o the property appraise ce. At the hearing, you	e with the property appr er at least 15 days befo I have the right to have	aiser. To initiate th re the hearing and witnesses sworn.	e exchange, yo make a writter	ou must submit your n request for the property
of your property re information redacted	cord card containing ir	nformation relevant to the appraiser receives the	ne computation of	your current as	e property appraiser a copy sessment, with confidential d the property record card

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

DADT 2 Townswor Cignofurs		
PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for acc collector.	rization for representation to this form.	
I authorize the person I appoint in part 5 to have acces Under penalties of perjury, I declare that I am the owner o 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 e representatives.	entity's employee or you are one of the follo	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number _).	
A Florida real estate appraiser licensed under Chapte	r 475, Florida Statutes (license number —	<u>\D6182)</u> .
A Florida real estate broker licensed under Chapter 4).
A Florida certified public accountant licensed under Cl	hapter 473, Florida Statutes (license numbe	ər).
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential informa	tion from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have r	filing this petition and of becoming an ager	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
□ I am a compensated representative not acting as one AND (check one)	of the licensed representatives or employe	es listed in part 4 above
Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR 🗍 the taxpayer's aut		, executed with the
I am an uncompensated representative filing this petit	ion AND (check one)	
the taxpayer's authorization is attached OR [] the tax	xpayer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

RESIDENTIAL												
Petition #		2024-0399		Alternate K	ey: 3937717	Parcel II	D: 31-19-26-001	0-000-04500				
Petitioner Name	Robert	Peyton, Rya	n LLC	Dueurenter	2764 SUNF	RISE LANDING	Check if Mu	Itiple Parcels				
The Petitioner is:	Taxpayer of Red	cord 🗸 Taxı	payer's agent	Property	L	.00P						
Other, Explain:				Address	TA	VARES						
Owner Name		EVELOPMEN	NTILC	Value from	Value befor	e Board Actior						
				TRIM Notice		ted by Prop Appr	value aller	Board Action				
						292,074						
1. Just Value, rec												
2. Assessed or cl			cable	\$ 270,79	90 \$	0						
3. Exempt value,		1e		\$	-							
4. Taxable Value,	*required			\$ 270,79	90 \$	270,79	0					
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	s may differ.						
Last Sale Date	8/19/2021	Pric	:e: \$2,08	30,000	Arm's Length	Distressed	Book <u>5786</u> F	Page <u>1334</u>				
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	ble #3				
AK#	39377		3928		3798		38420					
Address	2764 SUNRISE	LANDING	2804 PALA	TINO LN	4910 ABA	ACO DR	2334 NORW	/OOD PL				
Address	LOOF	5	TAVA	RES	TAVA	RES	TAVAF	RES				
Proximity			<1 M		<1 M		<1 MI					
Sales Price			\$338,		\$335,		\$370,000					
Cost of Sale			-15		-15		-159					
Time Adjust			2.40		0.80		0.00					
Adjusted Sale	* (T0 F0	~_	\$296,		\$287,		\$314,5					
\$/SF FLA	\$178.53 p	er SF	\$160.45		\$188.60		\$156.47					
Sale Date			6/30/2		10/30/		7/18/2					
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed				
	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment				
Value Adj. Fla SF	Description 1,636		Description 1,846	-10500	Description 1,524	Adjustment 5600	Description 2,010	Adjustment -18700				
Year Built	2023		2021	-10300	2002	3000	2,010	-10700				
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK					
Condition	GOOD		GOOD		GOOD		GOOD					
Baths	2.5		2	4000	2	4000	2.0	4000				
Garage/Carport	2 CAR		 2 CAR		 2 CAR		2 CAR					
Porches	YES		YES		YES		YES					
Pool	N		N	0	N	0	N	0				
Fireplace	0		0	0	0	0	0	0				
ÁC	Central		Central	0	Central	0	Central	0				
Other Adds	NONE		NONE		HOT TUB	-5000	NONE					
Site Size	1 LOT		1 LOT		1 LOT		1 LOT					
Location	RESIDENTIAL		RESIDENTIA	-	RESIDENTIAL	- 📃 🛛 🗍	RESIDENTIAL					
View	STREET		STREET		STREET		STREET					
			-Net Adj. 2.2%	-6500	Net Adj. 1.6%	4600	-Net Adj. 4.7%	-14700				
			Gross Adj. 4.9%	14500	Gross Adj. 5.1%	14600	Gross Adj. 7.2%	22700				
	Market Value	\$292,074	Adj Market Value	\$289,699	Adj Market Value		Adj Market Value	\$299,800				
Adj. Sales Price	Value per SF	178.53	,	+_00,000	,	+	,	+,				
[value per SF	170.00										

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 #	1	2024-0399		Alternate K	ey: 3937717	Parcel	ID: 31-19-26-001	0-000-04500	
	-		-						
ITEM	Compara		Compara		Compara	able #6	Compara	ıble #7	
AK#	38640		39336						
Address	1069 LAKE A		3202 BLUE 0			_	#N//	A	
	TAVAR		TAVAR		#N//	A			
Proximity	APPROX '		<1 MI						
Sales Price	\$336,0		\$350,0		#N/.		#N/.		
Cost of Sale	-15%		-15%		-159		-159		
Time Adjust	0.80%		0.00		#N/.		#N/.		
Adjusted Sale	\$288,2		\$297,5		#N/.		#N/.		
\$/SF FLA	\$170.18 p		\$161.16		#N/.		#N/.		
Sale Date	10/5/20	_	12/6/20		#N/A		#N/.	_	
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	Adjustment	
Fla SF	1,694	-2900	1,846	-10500	#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	1 LOT		1 LOT	ļ					
Location	RESIDENTIAL		RESIDENTIAL						
View	STREET		STREET						
	Net Adj. 0.4 %	1100	-Net Adj. 2.2%	-6500	#N/A	#N/A	#N/A	#N/A	
	Gross Adj. 2.4%	6900	Gross Adj. 4.9%	14500	#N/A #N/A		#N/A	#N/A	
Adj. Sales Price	Adj Market Value	\$289,388	Adj Market Value	\$291,000	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

2024-0399 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
		0007747	2764 SUNRISE LANDING LOOP	
1	SUBJECT	3937717	TAVARES	-
2	COMP 3	3842005	2334 NORWOOD PL	
2	COMP 3	3042005	TAVARES	<1 MILE
3	COMP 2	3798000	4910 ABACO DR	
3	CONF 2	5750000	TAVARES	<1 MILE
4	COMP 4	3864000	1069 LAKE ARBOR CT	APPROX 1
4		0004000	TAVARES	MILE
5	COMP 5	3933663	3202 BLUE CRAB DR	
5	COMP 3	000000	TAVARES	<1 MILE
6	COMP 1	3928526	2804 PALATINO LN	
		0010010	TAVARES	<1 MILE
7				
8				

Alternate Parcel ID	31-19	037717 0-26-0010- nt Owner	-000-04500	LCPA Pro Roll Year	operty Reco 2025 Stat	ord Ca tus: A		PRC Run: 1	Card #	By 1 of	1		
AMH DEVE				_				Property Location Site Address 2764 SUNRISE LANDING LOOP					
280 E PILO	T RD							Mill G	TAVA iroup 000T		FL IBHD 064	32778 13	
LAS VEGAS		NV	89119					001	Property U		CTQ 03-	ectio	
Legal Desc			00110					001				13-20	
LAKE LANE	DING PB 79	9 PG 77-79 I	_OT 45										
Land Lines		-	Notes		Unit	Depth	Loc	Shp	Phys		Lan	nd	
LL <u>Code</u> 1 0100	Front 0	Depth 0	Adj	Units 1.00 LT	Price 50,000.00	Factor 0.0000	Factor 1.35	Factor 1.000	Factor 1.000	Class Val	Valu		
c	Total Ac		0.00	JV/Mkt) 57,500		Tota Classified	I Adj JV/M d Adj JV/M	/kt			67,50	
			-		Sketch				•				
Bldg 1	Sec 1	of 1		Replacement Cos	t 199,574		Deprec Bl	ug value	199,574	Mu	lti Story	1	
28 9 0Pl (54	OF (1) 8 9 2 sf) FL	10 F 20 s 12 12 12 12 12 12 12 12 12 12	f) 2	2									
	(6)	12 -	Ð										
	Descrip		Sub Areas	Gross Are Eff Area	Year Built	ilding Va	aluation	2023	Co Imp Type	nstructio R1	n Detail Bedrooms		
									1		Dearoonno	3	
LA FINI	SHED LIV		672 964	672 672 964 964	LITECTIVE ATEA			1636	No Stories	2.00	Full Baths		
FLA FINI FUS FINI GAR GAF	SHED LIV	ING AREA EA UPPER SH	672 964 0	672 672 964 964 462 0	Base Rate			94.14	No Stories Quality Grade	2.00		2	
FUS FINI GAR GAF OPF OPE	SHED LIV	ING AREA EA UPPER SH I FINISHE	672 964	672 672 964 964	Base Rate Building RCN Condition			94.14 199,574 VG		2.00	Full Baths	2	
ELA FINI US FINI GAR GAF OPF OPE	ISHED LIV ISHED ARE RAGE FINIS EN PORCH	ING AREA EA UPPER SH I FINISHE	672 964 0 0	672 672 964 964 462 0 174 0	Base Rate Building RCN	sol		94.14 199,574	Quality Grade	2.00 e 660	Full Baths Half Baths	2 1 6	

2024-0399 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	ate Comp [Date	Am	nount	Туре		Descri	otion	Review I	Date	CO Date
2024	23-691		05-17-20	03-13-2	2024		222,44	4 0001	SFR 2764 SUI	NRISE L	ANDING LOOP	03-13-20	024	
				Sales Inform	ation						Exer	nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior		Year	Amount
202112	1761	5786	1334	08-19-2021	WD	Q	05	<	2,080,000					
												Total		0.00
												rotai		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	199,574	0	267,074	0	267074	0.00	267074	267074	267,074

Parcel Notes

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Alternate Parcel ID	Key 3928526 25-19-25-017 Current Owne		LCPA Pro Roll Year	-	ord Ca tus: A	rd	2024-0399 Comp 1 PRC Run: 12/3/2024 By Card # 1 of 1 Property Location						
SANCHEZ A	LARCON RAMON						Site Address 2804 PALATINO LN TAVARES FL 32778						
2804 PALAT	INO LN						Mill Group 000T NBHD 0643						
TAVARES	FL	32778					Property UseLast Inspection00100SINGLE FAMILYCTQ01-03-202						
Legal Descr	ription		1										
GREENBRIE	ER AT BAYTREE-PI	HASE 1 PB 75 PC	G 98-101 LOT 10 ORE	8 6174 PG 110	2								
Land Lines		Notes		Unit	Depth	Loc	Shp	Phys		Lan	ч		
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	l Adj JV/M	 kt			67,500		
Cla	assified Acres	0	Classified JV/Mkt 67	Sketch	•		d Adj JV/N	•			(
Bldg 1 S	Sec 1 of 1		Replacement Cost	220,205		Deprec Bl	dg Value	220,205	Mul	ti Story			
52	14	FLA	21 GAR 21	39									
GAR GAR		g Sub Areas Living Are G A 1,846 0	iross 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	nstruction R1 1.00 655 03	Detail Bedrooms Full Baths Half Baths Heat Type	4 2 6		
				% Good Functional Ob	sol		100.00	Foundation	3	Fireplaces			
	TOTAL	S 1,846 2	,400 1,846	Building RCN			220,205	Roof Cover					

2024-0399 Comp 1 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 Date	Comp Date	Amou	unt Type		Descriptio	n	Review Date	CO Date					

Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	ount	Туре		Descri	ption	Review D	Date	CO Date
2022	21-1405		01-01-20)22	01-03-2	022			1 0001	SFR SALES C	FFICE				
					s Inform		1		1	•			nptions		
Instrume	ent No	Boo	k/Page	Sa	le Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202308	3288	6174	1102	06-3	30-2023	WD	Q	01	I	338,900	039	HOMESTEA		202	
202113	0293	5798	2111	09-1	14-2021	WD	Q	05	V	2,304,000	059	ADDITIONAL HOM	ESTEAD	202	4 25000
												•	Total		50,000.00
L									I	I					

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

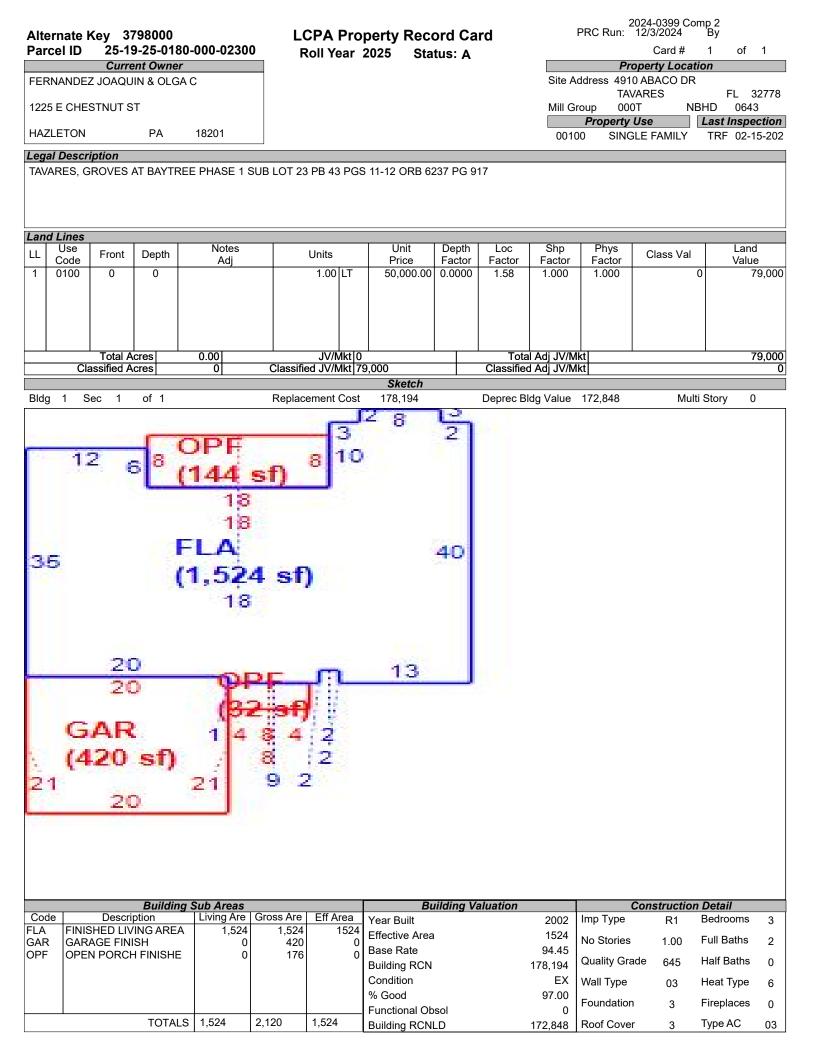
6174/1102 D R HORTON TO RAMON ANTONIO SANCHEZ ALARCON & ANMARIEF PASHILD GUZMAN HERNANDEZ HW

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

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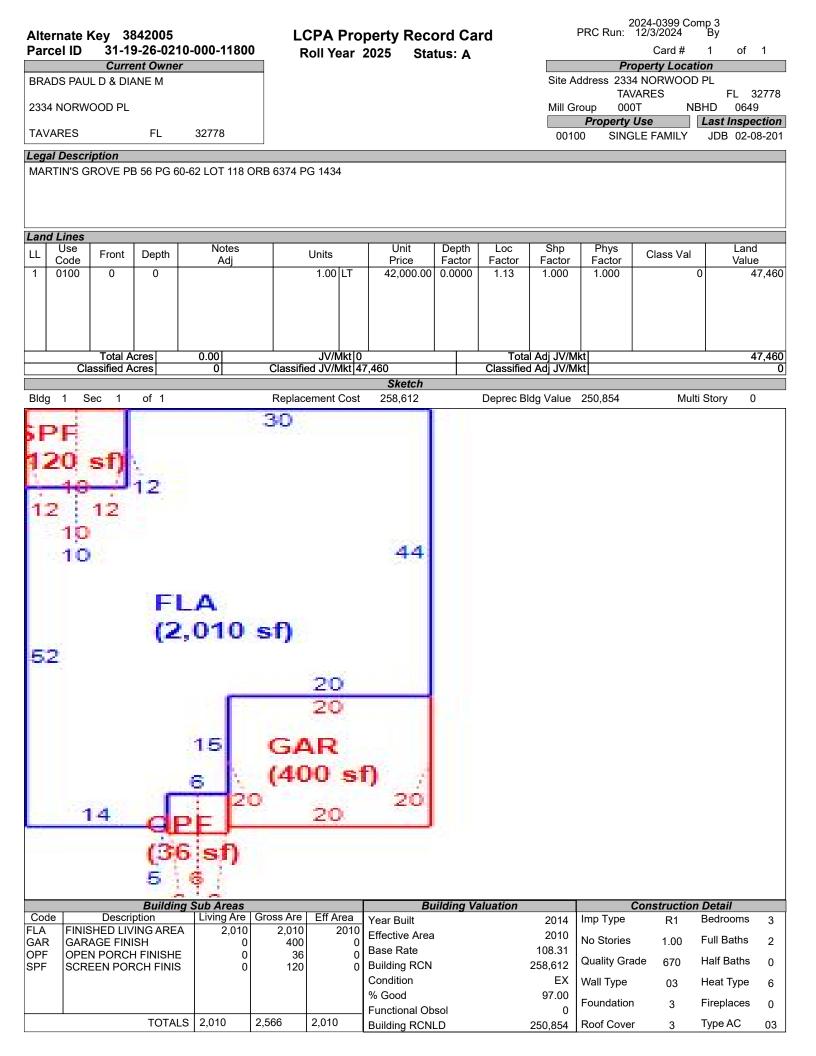


2024-0399 Comp 2 PRC Run: 12/3/2024 By

Card # 1 of 1

PLD2 POOL/COOL DECK HTB3 STRUCTURE PS000 SF 5.38 2004 2004 1434:00 70:00 1 HTB3 HOT TUB/SPA FILD SEU SCRUCTURE 75:60 SF 5.38 2004 2004 2044 2484:00 50:00	Parcel	ID	25-1	9-25-0	0180-000	J-0230	U	Ro	II Yea	r 20)25	Sta	atus: A				Card #	1	of 1
Code Description Units Type UnitPrice Year Bit Effect Yr RCN %Good Apr Val SEN2 SCREEN ENCLOSED STRUCTURE 280.00 SF 3.50 2004 2044.00 7000.00 50.00 SF 3.50 2004 2004 7000.00 50.00 SF 3.50 2004 2004 700.00 50.00 SF 3.50 2004 10.00 10.00 10.00 10.00 10.00 10.00 2005 9.00 50.00 SFR/3.4910 A81.90 0.000 SFR/3.4910 A81.90 2021 2021 10.21								*Only						below					
LD2 POOL/COOL DECK 280.00 SF 5.38 2004 2004 1345.00 70.00 HTB3 HOT TUB/SPA TUB/SPA TV 796.00 SF 5.38 2004 2004 264.00 50.00 HTB3 HOT TUB/SPA TUB/SPA TV 7900.00 2004 2004 260.40 50.00 R0I/Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO D 2005 04-00068 01-01-2002 10-14-2004 10.00 SWIMSPA & DECKING 6X13 Review Date CO D 2003 01-0073 01-01-2002 10-14-2004 10.00 SWIMSPA & DECKING 6X13 FV Review Date CO D 2023195445 6237 0917 10-30-2023 WD Q 01 1 335.000 I I I I I I I I I I I I I I I I I I <td< th=""><th>Code</th><th></th><th></th><th>Descri</th><th>ption</th><th></th><th>Un</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>′r</th><th>RCN</th><th>%Good</th><th></th><th>pr Value</th></td<>	Code			Descri	ption		Un								′r	RCN	%Good		pr Value
SEN2 SCREEN ENCLOSED STRUCTURE 756.00 SF 3.50 2004 2004 2646.00 50.00 TB3 HOT TUB/SPA In In In In In In 2004 2004 2004 2004 2004 700.00 50.00 Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO D 2005 01-00873 01-01-2002 11-25-2002 84,190 0000 SFR/3-4910 ABACO DR Exemptions Exemptions Instrument No Book/Page Sales Information VII 0 0 1 33,000 In 1 33,000 In In 33,000 In In 33,000 In		POOL													·				94
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***Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem proper																			
tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraise																			

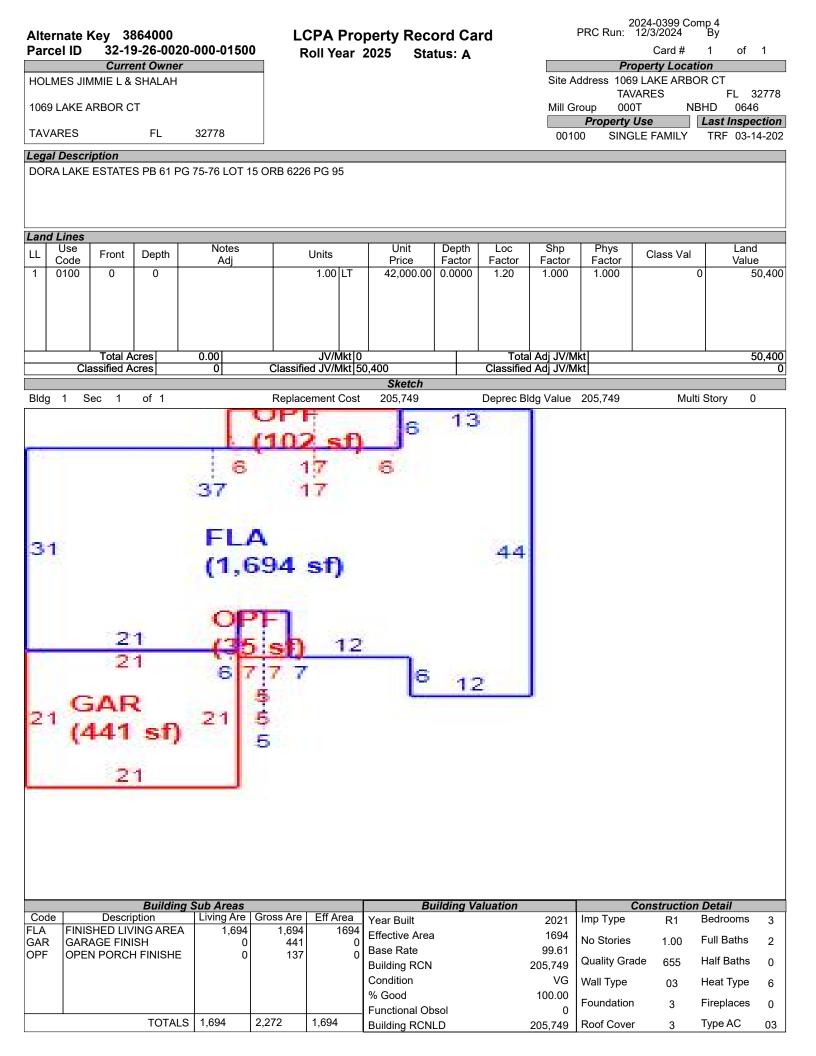
makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.***



2024-0399 Comp 3 PRC Run: 12/3/2024 By

Card # 1 of 1

Parcel ID 31-19-26-0210-000-11800 Roll Year 2025 Status: A Card # 1 of 1														
Miscellaneous Features *Only the first 10 records are reflected below														
Code		Descrip	tion	Ur	nits	Type		nit Price	Year Blt	Effect Yi	RCN	%Good	Ap	r Value
Roll Yea	r Permit		Issue Da	ite Comp	Date	Am	Bui ount	Iding Per	mits	Descrip	otion	Review D	ate (CO Date
2024 2024 2024 2019 2015	DENY51 DENY39 DENY24 18-973 13-000010		01-01-20 01-01-20 01-01-20 06-14-20 01-01-20	23 23 23 23 18 02-08-2	2019		70 250,16	1 0030 1 0030 1 0030 1 0030 0 0003	P2 R2 R2 SCRN IN PC SFR 4/2 233)RCH		02-08-20 07-31-20	19	4-07-2014
				Sales Inform	ation						Exe	mptions		
Instru	ment No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
2024 2023	089752 015182 007854 010080	6374 6282 6082 4852 4500	1434 0776 1530 1616 0075	07-18-2024 01-31-2024 01-19-2023 10-07-2016 06-30-2014	WD WD WD WD WD	Q D Q Q	01 11 01 Q Q		370,000 100 369,000 174,500 160,600	059 0 0	HOMESTE/ ADDITIONAL HOM		2028 2028	
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47,46	0),854			98,314		0		298314	50,000.00		273314		298,314
Parcel Notes 10TRIM LOC FROM 85 ON ALL 0000 LTS DLS 091410 4135/384 CENTEX HOMES TO MARTIN'S GROVE LLC 4135/384 CENTEX HOMES TO MARTIN'S GROVE LLC 4368/117 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA 4368/117 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA 4368/117 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA 4368/117 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA 4308/117 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA 4300/75 MARONDA HOMES INC OF FLORIDA TO KRISTINA L CREININ SINGLE 14X COURTESY HX CARD SENT 092314 15X CUDW COM RENTAL JMK 061515 15X ZLLOW.COM RENTAL JMK 061515 15X ZLLOW COM RENTAL JMK 061515 15X KRISTINA L CREININ SUBMITTED BY HOMEOWNER LH 082815 15X KRISTINA CREININ REQUEST FOR ADDR CHANGE 14527 PLEACH ST WINTER GARDEN FL 34787 090315 16FCL NO CHGS JMK 061515 15X KRISTINA L CREININ TO BRUCE LEONARD STAKE & IRENE GRACE ANDERSON HW 17X COURTESY HX CARD SENT 12216 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 6282/														
tax a make	assessment a s no represe	administ ntations	ration in a	accordance w nties regardin	ith the I g the co	-lorida	Consti eness a	tution, Sta and accura	atutes, and Ad acy of the data	lministrativ a herein, its	er for the sole purpo e Code. The Lake C s use or interpretation ed Site Notice on ou	County Prop on, the fee	erty App or equita	raiser ble title



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	ount	Туре		Descri	otion	Review I	Date C	O Date
2022	20-1500		01-06-20	21 07-15-2	021		223,22	8 0001	SFR 2279SF 1	1069 LAI	KE ARBOR CT	07-16-2	021	
				Sales Informa	ation						Exer	nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	1	Year	Amount
202312	6080	6226	0095	10-05-2023	WD	Q	01	I	336,000	039	HOMESTEA	D	2024	
202304	3480	6125	1225	04-07-2023	WD	Q	01	I	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					
												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 Parcel ID		00-000-02100		perty Reco 2025 Stat	ord Ca :us: A	2024-0399 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 C	TAVAF roup 000T		FL 3 BHD 283			
		00770					Property Use Last Inspection						
TAVARES	FL	32778					001	00 SINGLE	FAMILY	CTQ 01-1	10-202		
<u>Legal Descr</u> LAKE HARR		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	, i	1.00 LT	60,000.00	0.0000	1.00	1.000	1.000			60,000		
	Total Acres	0.00	JV/Mkt 0			Tota	l Adj JV/N	lkt			30,000		
Cl	assified Acres	0	Classified JV/Mkt 6	0,000 Sketch		Classified	d Adj JV/N	lkt			0		
Bldg 1 S	Sec 1 of 1		Replacement Cost	227,308		Deprec Bl	dg Value	227,308	Mul	ti Story			
52	1000	16 21	sf) 21 GAR	39									
Code FLA FINIS	Description SHED LIVING ARE/	A 1,846	21 Gross Are Eff Area 1,846 1846 441 0	Bu Year Built Effective Area	ilding Va	aluation	2023 1846	Cor Imp Type No Stories	nstruction R1 1.00	n Detail Bedrooms Full Baths	4		
	AGE FINISH N PORCH FINISHE		441 0 113 0	Base Rate Building RCN Condition % Good			102.43 227,308 VG 100.00	Quality Grade Wall Type		Half Baths Heat Type	6		
				% Good Functional Ob	sol		100.00	Foundation	3	Fireplaces			
	TOTAL	S 1,846	2,400 1,846	Building RCNL	-		227,308	Roof Cover	3	Type AC	03		

2024-0399 Comp 5 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	ate Comp I	Date	Am	nount	Туре		Descri	ption	Review [Date C	O Date
2024	22-1576		10-21-20	01-10-2	2024		231,35	8 0001	SFR 4BR/2BA	3202 BI	LUE CRAB DR	01-10-2	024	
				Sales Inform	ation						Exer	nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	l	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	U	11	V	0	059	ADDITIONAL HOM	ESTEAD	2024	25000
202308	0735	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

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