



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 8937 720

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.

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).

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)
Petition # 2024-0402 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
Phone: 954-740-6240
Parcel ID and physical address or TPP account #: 31-19-26-0010-000-04800 2515 Sunrise Landing Loop
Email: ResidentialAppeals@ryan.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by [X] email [ ] fax.

[ ] 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.

[ ] 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.

Type of Property [X] Res. 1-4 units [ ] Industrial and miscellaneous [ ] High-water recharge [ ] Historic, commercial or nonprofit
[ ] Commercial [ ] Res. 5+ units [ ] Agricultural or classified use [ ] Vacant lots and acreage [ ] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[X] Real property value (check one): [X] decrease [ ] increase [ ] Denial of exemption Select or enter type:
[ ] Denial of classification
[ ] Parent/grandparent reduction [ ] Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
[ ] Property was not substantially complete on January 1
[ ] Tangible personal property value (You must have timely filed a [ ] Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.) ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)
[ ] Refund of taxes for catastrophic event

[ ] 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.)

[5] 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.

[ ] 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.

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.

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.

**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**

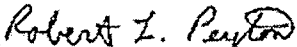
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

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 Peyton	9/10/2024
Signature, representative	Print name	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

<b>Petition #</b> 2024-0402	Alternate Key: 3937720	Parcel ID: 31-19-26-0010-000-04800
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 2515 SUNRISE LANDING LOOP TAVARES	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AMH DEVELOPMENT LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 291,422	\$ 291,422
<b>2. Assessed or classified use value, *if applicable</b>	\$ 270,140	\$ 270,140
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 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  Distressed Book 5786 Page 1334

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3937720	3928526	3798000	3842005
<b>Address</b>	2515 SUNRISE LANDING LOOP	2804 PALATINO LN TAVARES	4910 ABACO DR TAVARES	2334 NORWOOD PL TAVARES
<b>Proximity</b>		<1 MILE	<1 MILE	<1 MILE
<b>Sales Price</b>		\$338,900	\$335,000	\$370,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	0.80%	0.00%
<b>Adjusted Sale</b>		\$296,199	\$287,430	\$314,500
<b>\$/SF FLA</b>	\$178.90 per SF	\$160.45 per SF	\$188.60 per SF	\$156.47 per SF
<b>Sale Date</b>		6/30/2023	10/30/2023	7/18/2024
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,629	1,846	-10850	1,524	5250	2,010	-19050
<b>Year Built</b>	2023	2021		2002	10000	2014	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.5	2	4000	2	4000	2.0	4000
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		HOT TUB	-5000	NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		-Net Adj. 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
<b>Adj. Sales Price</b>	Market Value <b>\$291,422</b>	Adj Market Value <b>\$289,349</b>		Adj Market Value <b>\$301,680</b>		Adj Market Value <b>\$299,450</b>	
	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.

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**

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0402		Alternate Key: 3937720		Parcel ID: 31-19-26-0010-000-04800				
<b>ITEM</b>	<b>Comparable #4</b>	<b>Comparable #5</b>	<b>Comparable #6</b>	<b>Comparable #7</b>				
<b>AK#</b>	3864000	3933663						
<b>Address</b>	1069 LAKE ARBOR CT TAVARES	3202 BLUE CRAB DR TAVARES	#N/A	#N/A				
<b>Proximity</b>	APPROX 1 MILE	<1 MILE						
<b>Sales Price</b>	\$336,000	\$350,000	#N/A	#N/A				
<b>Cost of Sale</b>	-15%	-15%	-15%	-15%				
<b>Time Adjust</b>	0.80%	0.00%	#N/A	#N/A				
<b>Adjusted Sale</b>	\$288,288	\$297,500	#N/A	#N/A				
<b>\$/SF FLA</b>	\$170.18 per SF	\$161.16 per SF	#N/A	#N/A				
<b>Sale Date</b>	10/5/2023	12/6/2023	#N/A	#N/A				
<b>Terms of Sale</b>	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input type="checkbox"/> Arm's Length <input checked="" 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				
<b>Value Adj.</b>	<b>Description</b>	<b>Adjustment</b>	<b>Description</b>	<b>Adjustment</b>	<b>Description</b>	<b>Adjustment</b>	<b>Description</b>	<b>Adjustment</b>
<b>Fla SF</b>	1,694	-3250	1,846	-10850	#N/A	#N/A	#N/A	#N/A
<b>Year Built</b>	2021		2023		#N/A		#N/A	
<b>Constr. Type</b>	BLOCK		BLOCK					
<b>Condition</b>	GOOD		GOOD					
<b>Baths</b>	2.0	4000	2	4000	#N/A		#N/A	
<b>Garage/Carport</b>	2 CAR		2 CAR					
<b>Porches</b>	YES		YES					
<b>Pool</b>	N	0	N	0	#N/A	#N/A	#N/A	#N/A
<b>Fireplace</b>	0	0	0	0	#N/A	#N/A	#N/A	#N/A
<b>AC</b>	Central	0	Central	0	#N/A	#N/A	#N/A	#N/A
<b>Other Adds</b>	NONE		NONE					
<b>Site Size</b>	1 LOT		1 LOT					
<b>Location</b>	RESIDENTIAL		RESIDENTIAL					
<b>View</b>	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
<b>Adj. Sales Price</b>	Adj Market Value	<b>\$289,038</b>	Adj Market Value	<b>\$290,650</b>	Adj Market Value	<b>#N/A</b>	Adj Market Value	<b>#N/A</b>

Narrative:

DEPUTY:

DATE

## 2024-0402 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3937720	2515 SUNRISE LANDING LOOP TAVARES	-
2	COMP 3	3842005	2334 NORWOOD PL TAVARES	<1 MILE
3	COMP 2	3798000	4910 ABACO DR TAVARES	<1 MILE
4	COMP 4	3864000	1069 LAKE ARBOR CT TAVARES	APPROX 1 MILE
5	COMP 5	3933663	3202 BLUE CRAB DR TAVARES	<1 MILE
6	COMP 1	3928526	2804 PALATINO LN TAVARES	<1 MILE
7				
8				

Alternate Key 3937720  
Parcel ID 31-19-26-0010-000-04800

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

2024-0402 Subject  
PRC Run: 12/3/2024 By

Card # 1 of 1

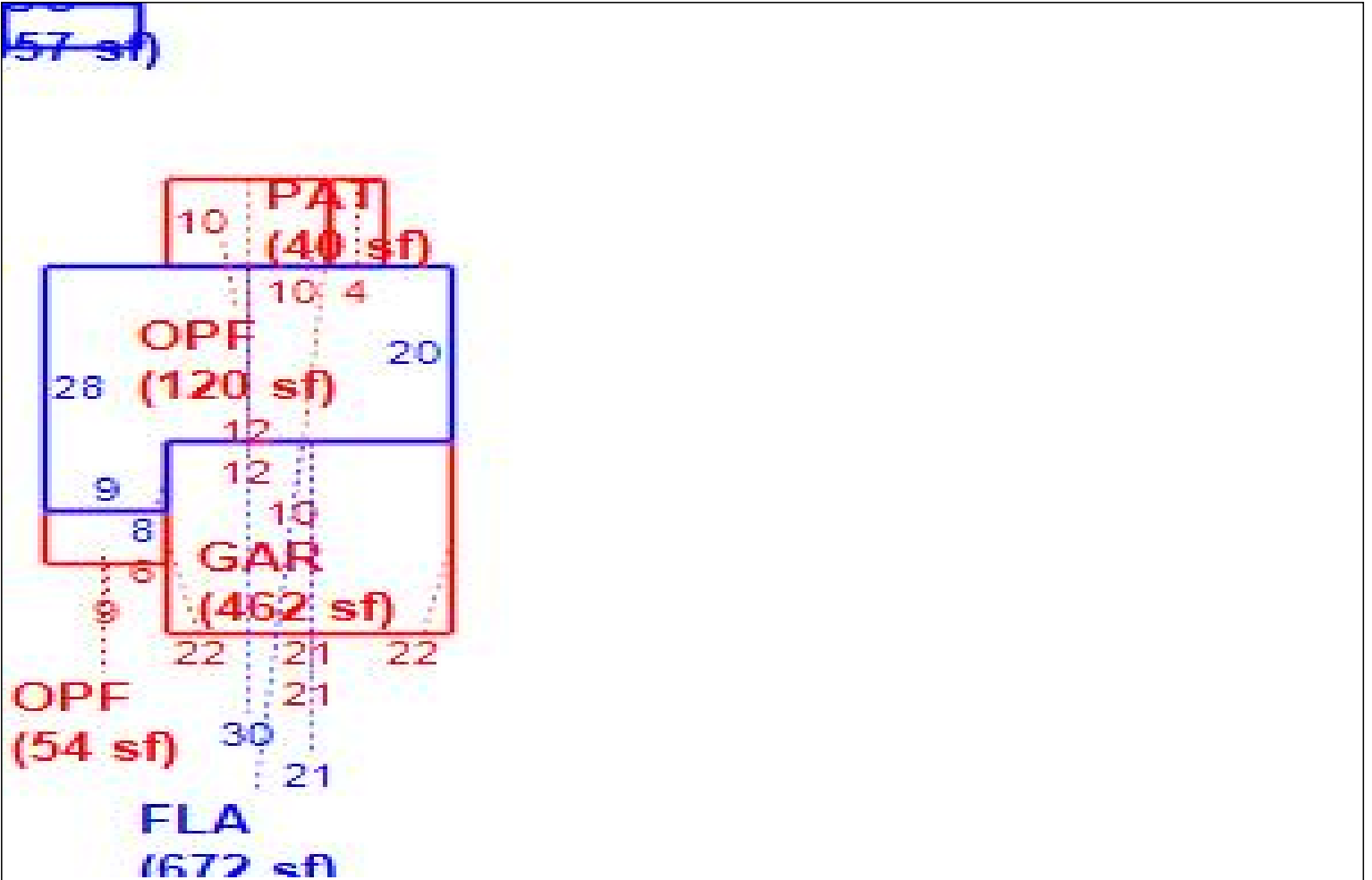
Current Owner		
AMH DEVELOPMENT LLC		
280 E PILOT RD		
LAS VEGAS	NV	89119

Property Location			
Site Address	2515 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 48

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 198,922
Deprec Bldg Value 198,922		Multi Story 1	



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	672	672	672	2023					
FUS	FINISHED AREA UPPER	957	957	957		1629	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0		94.16	Quality Grade	660	Half Baths	1
OPF	OPEN PORCH FINISHE	0	174	0		198,922	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	40	0		100.00	% Good		Foundation	3
							Functional Obsol		Fireplaces	
TOTALS		1,629	2,305	1,629		198,922	Building RCNLD	198,922	Roof Cover	3
									Type AC	03



Alternate Key 3937720  
 Parcel ID 31-19-26-0010-000-04800

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

2024-0402 Subject By  
 PRC Run: 12/3/2024  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-714	05-17-2023	03-13-2024	221,759	0001	SFR 2264SF 2515 SUNRISE LANDING	03-13-2024		

<b>Sales Information</b>									<b>Exemptions</b>			
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	

<b>Value Summary</b>										
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	

<b>Parcel Notes</b>

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*



Alternate Key 3928526  
 Parcel ID 25-19-25-0170-000-01000

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

2024-0402 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

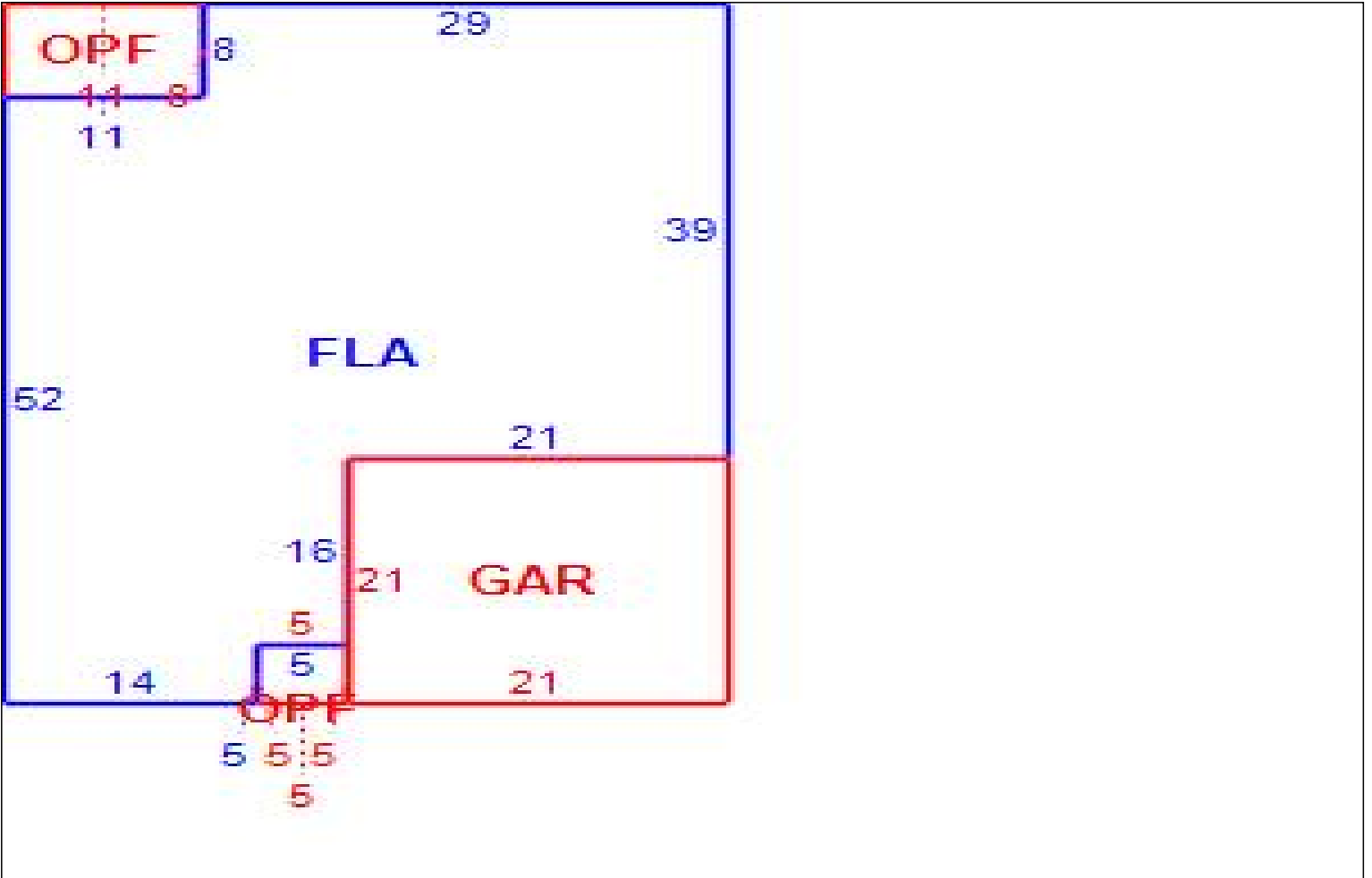
Current Owner		
SANCHEZ ALARCON RAMON A & ANMARIE		
2804 PALATINO LN		
TAVARES	FL	32778

Property Location			
Site Address 2804 PALATINO LN			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-03-202

**Legal Description**  
 GREENBRIER AT BAYTREE-PHASE 1 PB 75 PG 98-101 LOT 10 ORB 6174 PG 1102

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 220,205 Deprec Bldg Value 220,205 Multi Story



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	1,846	1,846	1846	2021	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	99.22	Quality Grade	655	Half Baths		
OPF	OPEN PORCH FINISHE	0	113	0	220,205	Wall Type	03	Heat Type	6	
TOTALS		1,846	2,400	1,846	VG	Foundation	3	Fireplaces		
					100.00	Roof Cover	3	Type AC	03	
					Functional Obsol					
					Building RCNLD	220,205				

Alternate Key 3928526  
 Parcel ID 25-19-25-0170-000-01000

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

2024-0402 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	21-1405	01-01-2022	01-03-2022	1	0001	SFR SALES OFFICE			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083288	6174 1102	06-30-2023	WD	Q	01	I	338,900	039	HOMESTEAD	2024	25000	
2021130293	5798 2111	09-14-2021	WD	Q	05	V	2,304,000	059	ADDITIONAL HOMESTEAD	2024	25000	
<b>Total</b>										50,000.00		

<b>Value Summary</b>										
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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Alternate Key 3798000  
 Parcel ID 25-19-25-0180-000-02300

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

2024-0402 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

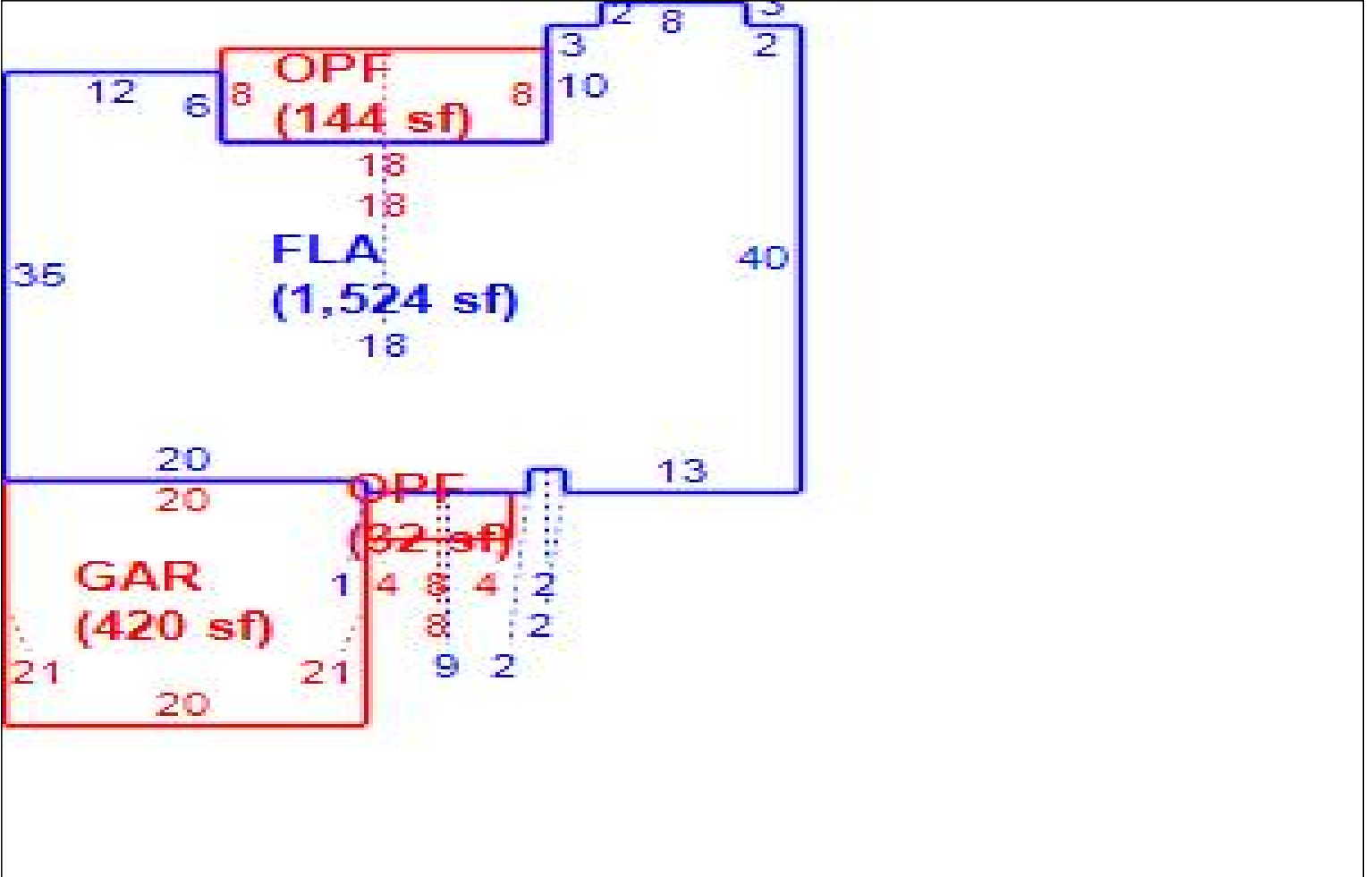
Current Owner		
FERNANDEZ JOAQUIN & OLGA C		
1225 E CHESTNUT ST		
HAZLETON	PA	18201

Property Location			
Site Address 4910 ABACO DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-15-202

**Legal Description**  
 TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 23 PB 43 PGS 11-12 ORB 6237 PG 917

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 178,194 Deprec Bldg Value 172,848 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	1,524	1,524	1524	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	94.45	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	176	0	178,194	Wall Type	03	Heat Type	6
TOTALS		1,524	2,120	1,524	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					172,848				

Alternate Key 3798000  
Parcel ID 25-19-25-0180-000-02300

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

2024-0402 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
PLD2	POOL/COOL DECK	250.00	SF	5.38	2004	2004	1345.00	70.00	942
SEN2	SCREEN ENCLOSED STRUCTURE	756.00	SF	3.50	2004	2004	2646.00	50.00	1,323
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	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									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
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											0.00	

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	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

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Alternate Key 3842005  
Parcel ID 31-19-26-0210-000-11800

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

2024-0402 Comp 3  
PRC Run: 12/3/2024 By

Card # 1 of 1

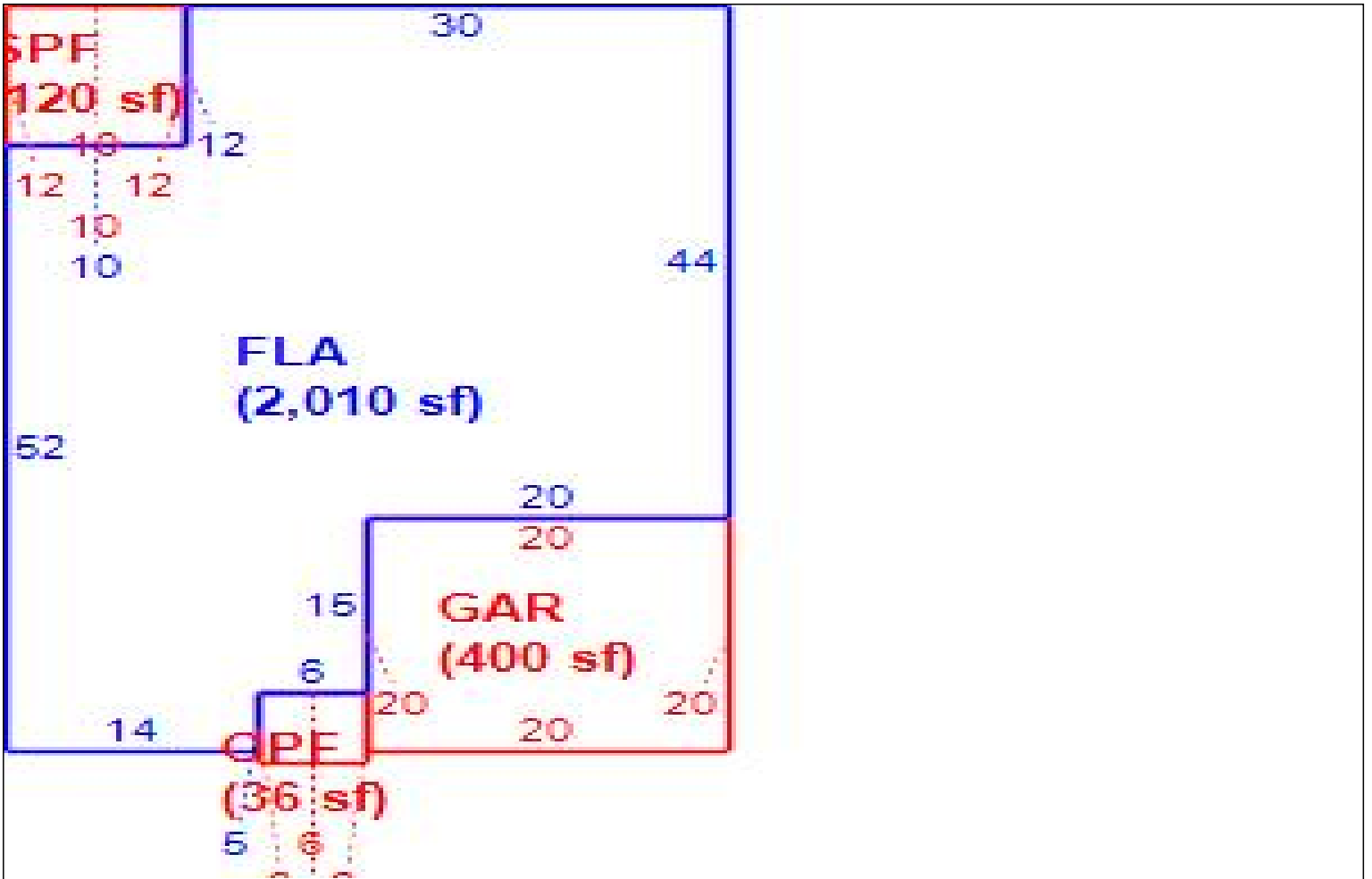
Current Owner		
BRADS PAUL D & DIANE M		
2334 NORWOOD PL		
TAVARES	FL	32778

Property Location		
Site Address 2334 NORWOOD PL		
TAVARES FL 32778		
Mill Group	000T	NBHD 0649
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 02-08-201

Legal Description
MARTIN'S GROVE PB 56 PG 60-62 LOT 118 ORB 6374 PG 1434

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	1.13	1.000	1.000	0	47,460
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		47,460		
Classified Acres		0		Classified JV/Mkt		47,460		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 258,612
Deprec Bldg Value 250,854		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	2,010	2,010	2010	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.31	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	120	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,010	2,566	2,010	0	Roof Cover	3	Type AC	03
					Building RCNLD	250,854			

Alternate Key 3842005  
Parcel ID 31-19-26-0210-000-11800

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

2024-0402 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY51	01-01-2023		1	0030	P2			
2024	DENY39	01-01-2023		1	0030	R2			
2024	DENY24	01-01-2023		1	0030	R2			
2019	18-973	06-14-2018	02-08-2019	700	0003	SCRN IN PORCH	02-08-2019		
2015	13-00001002	01-01-2014	07-31-2014	250,164	0001	SFR 4/2 2334 NORWOOD PL	07-31-2014	04-07-2014	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024089752	6374 1434	07-18-2024	WD	Q	01	I	370,000	039	HOMESTEAD	2025	25000	
2024015182	6282 0776	01-31-2024	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2025	25000	
2023007854	6082 1530	01-19-2023	WD	Q	01	I	369,000					
2016110080	4852 1616	10-07-2016	WD	Q	Q	I	174,500					
	4500 0075	06-30-2014	WD	Q	Q	I	160,600					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
47,460	250,854	0	298,314	0	298314	50,000.00	248314	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 M SALE INCL OVER 25 PARCELS IN MARTIN'S GROVE  
 4368/117 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA  
 4368/117 M SALE INCL AK3842004 AK3842005 AK3842011 AK3842012 AK3842013  
 4500/75 MARONDA HOMES INC OF FLORIDA TO KRISTINA L CREININ SINGLE  
 14X COURTESY HX CARD SENT 092314  
 15X COURTESY HX CARD SENT 012315  
 15X ZILLOW.COM RENTAL JMK 061515  
 15X FI JMK 061515  
 15X DENY 16HX  
 15CC ADD CHG POSTCARD SUBMITTED BY HOMEOWNER LH 082815  
 15X KRISTINA L CREININ SUBMITTED HX REM REQ & CHG OF MLG ADDR LP 090215  
 15X KRISTINA CREININ REQUEST FOR ADDR CHANGE 14527 PLEACH ST WINTER GARDEN FL 34787 090315  
 16FCL NO CHGS JMK 061515  
 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  
 6282/776 JERRY B MILLER SR ENHANCED LE REM JERREMY A MILLER AND SHANNON K HUTSON AND JERRY B MILLER JR JTWROS  
 6288/1126 CAROL S MILLER 62 DECEASED 101623 DC

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Alternate Key 3864000  
Parcel ID 32-19-26-0020-000-01500

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

2024-0402 Comp 4  
PRC Run: 12/3/2024 By  
Card # 1 of 1

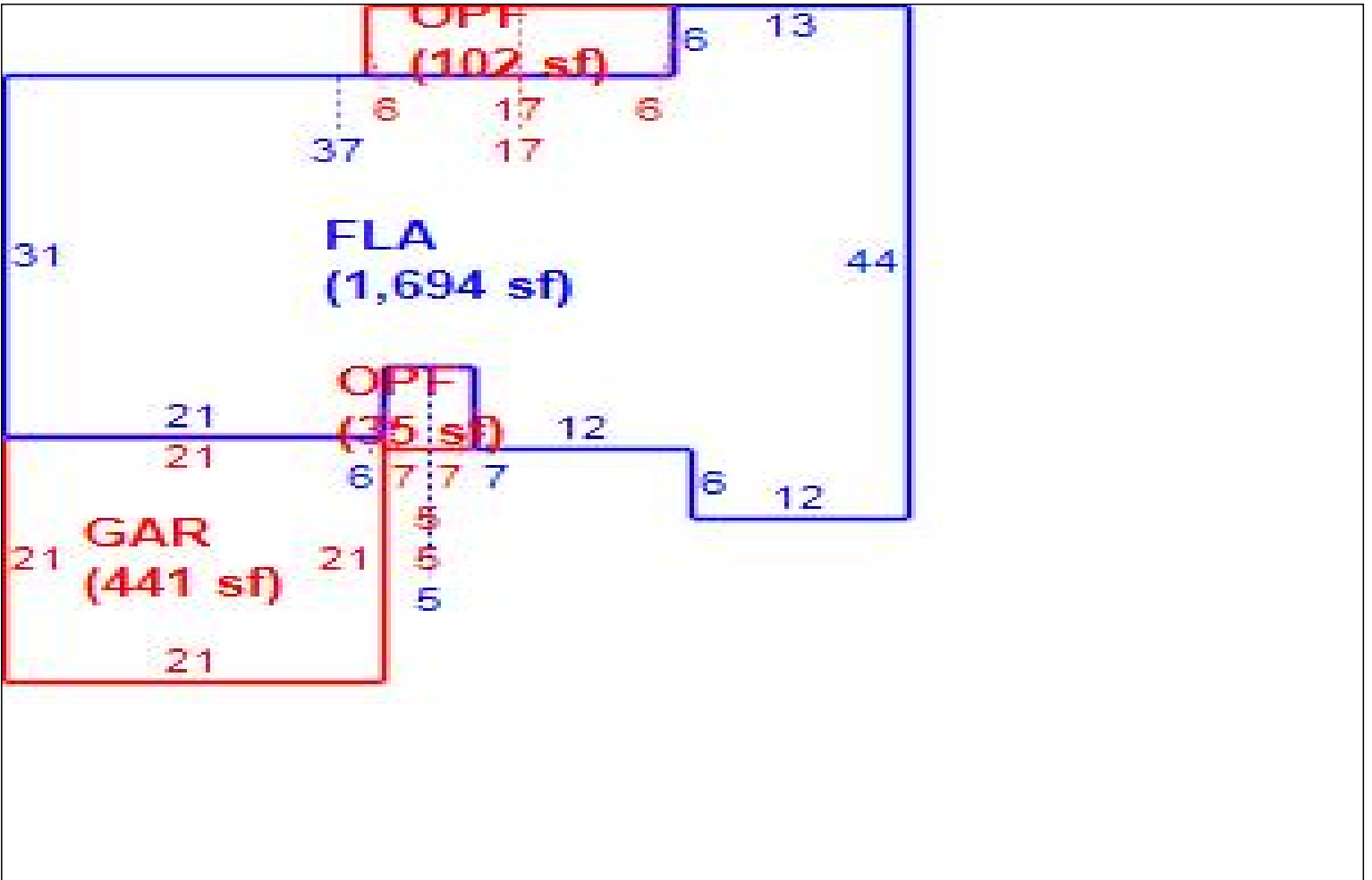
Current Owner		
HOLMES JIMMIE L & SHALAH		
1069 LAKE ARBOR CT		
TAVARES	FL	32778

Property Location		
Site Address 1069 LAKE ARBOR CT		
TAVARES FL 32778		
Mill Group	000T	NBHD 0646
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 03-14-202

**Legal Description**  
DORA LAKE ESTATES PB 61 PG 75-76 LOT 15 ORB 6226 PG 95

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	1.20	1.000	1.000	0	50,400
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,400		
Classified Acres		0		Classified JV/Mkt		50,400		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 205,749 Deprec Bldg Value 205,749 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	1,694	1,694	1694	2021	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	99.61	Quality Grade	655	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	137	0	205,749	Wall Type	03	Heat Type	6	
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,694	2,272	1,694	Building RCNLD	205,749				



Alternate Key 3864000  
 Parcel ID 32-19-26-0020-000-01500

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

2024-0402 Comp 4  
 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	
2022	20-1500	01-06-2021	07-15-2021	223,228	0001	SFR 2279SF 1069 LAKE ARBOR CT	07-16-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023126080	6226 0095	10-05-2023	WD	Q	01	I	336,000	039	HOMESTEAD	2024	25000	
2023043480	6125 1225	04-07-2023	WD	Q	01	I	315,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021060354	5700 0922	04-28-2021	WD	Q	03	I	247,900					
2019122371	5365 0905	10-18-2019	WD	U	M	V	575,100					
	4254 2106	12-10-2012	WD	U	M	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

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Alternate Key 3933663  
 Parcel ID 36-19-25-0300-000-02100

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

2024-0402 Comp 5  
 PRC Run: 12/3/2024 By

Card # 1 of 1

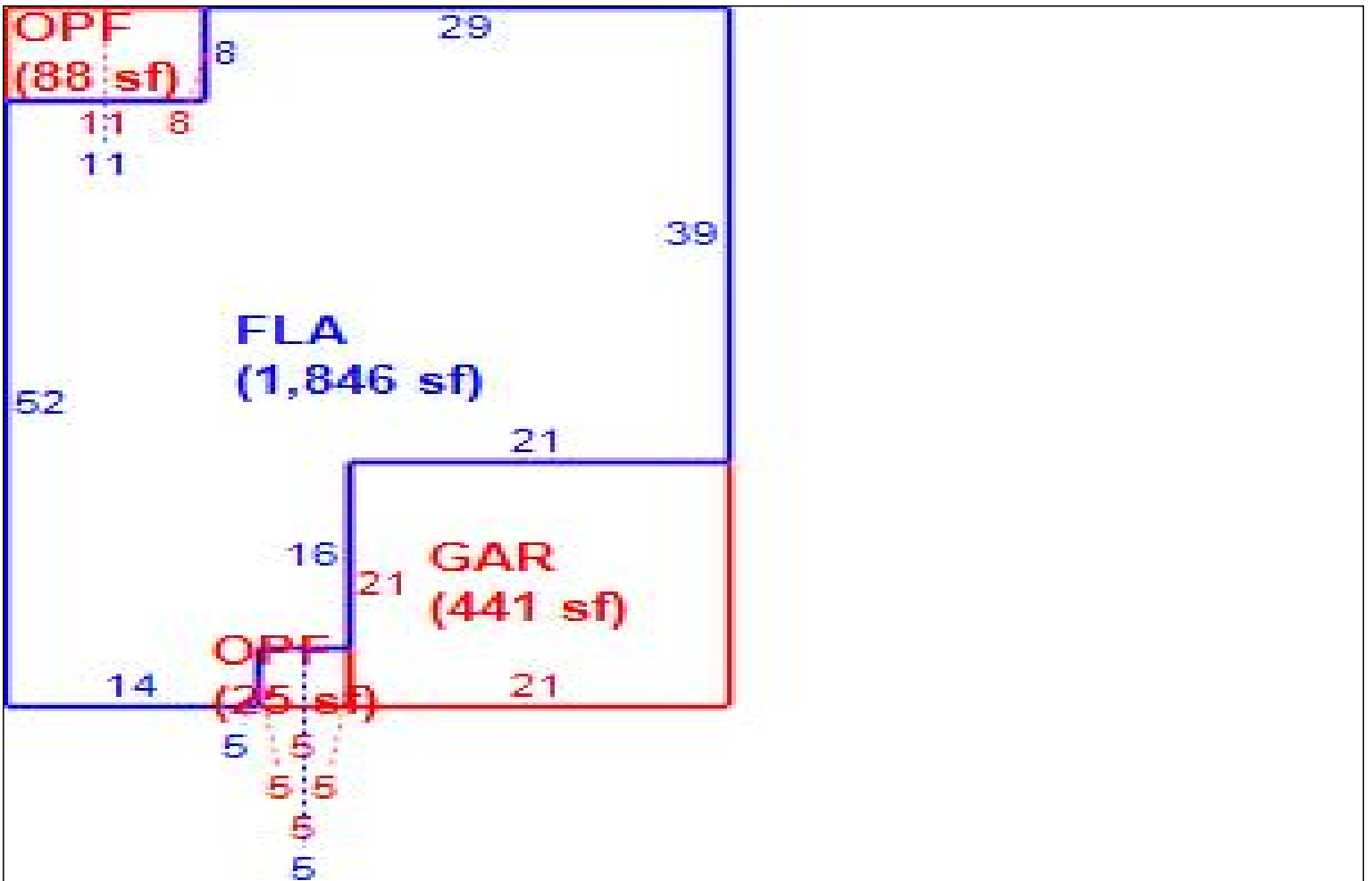
Current Owner		
NUNEZ VAZQUEZ GRISELL & JOSE L RIVER		
3202 BLUE CRAB DR		
TAVARES	FL	32778

Property Location		
Site Address 3202 BLUE CRAB DR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2839
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 01-10-202

Legal Description
LAKE HARRIS RESERVE PB 78 PG 48-52 LOT 21 ORB 6254 PG 1382

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 227,308
		Deprec Bldg Value	227,308
		Multi Story	



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	1,846	1,846	1846	2023	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	102.43	Quality Grade	660	Half Baths	
OPF	OPEN PORCH FINISHE	0	113	0	227,308	Wall Type	03	Heat Type	6
					Condition	VG			
					% Good	100.00			
					Functional Obsol			Fireplaces	
TOTALS		1,846	2,400	1,846	227,308	Foundation	3	Type AC	03
					Building RCNLD	227,308	Roof Cover	3	

Alternate Key 3933663  
 Parcel ID 36-19-25-0300-000-02100

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

2024-0402 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	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	22-1576	10-21-2022	01-10-2024	231,358	0001	SFR 4BR/2BA 3202 BLUE CRAB DR	01-10-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023149670	6254 1382	12-06-2023	WD	Q	03	V	350,000	039	HOMESTEAD	2024	25000	
2023133928	6235 1208	10-27-2023	WD	U	11	V	0	059	ADDITIONAL HOMESTEAD	2024	25000	
2023080735	6171 1049	06-22-2023	WD	U	11	V	0					
2023048457	6131 1332	04-24-2023	WD	Q	03	I	335,500					
2022136542	6038 2123	10-13-2022	WD	Q	05	V	2,790,000					
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	
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 GRISSELL NUNEZ VAZQUEZ & JOSE L RIVERA OTERO HW  
 24CC EFILE HX APP CP 012024

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