



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3841995

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board - Transfer of Homestead Assessment Difference - Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board - Tax Deferral or Penalties - Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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

<b>Petition #</b> 2024-0403	Alternate Key: 3841995	Parcel ID: 31-19-26-0210-000-10800	
<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> 2263 MARTINS RUN TAVARES	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> AMERICAN HOMES FOR RENT PROPERTIES SIX LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 288,857	\$ 288,857	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 227,820	\$ 227,820	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 227,820	\$ 227,820	

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

**Last Sale Date** 5/14/2013 **Price:** \$102,600  Arm's Length  Distressed **Book** 4329 **Page** 1378

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3841995	3842005	3841976	3536215
<b>Address</b>	2263 MARTINS RUN TAVARES	2334 NORWOOD PL TAVARES	2453 NORWOOD PL TAVARES	525 WOODVIEW DR TAVARES
<b>Proximity</b>		SAME SUB	SAME SUB	0.22 MILE
<b>Sales Price</b>		\$370,000	\$309,900	\$364,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	4.40%	1.60%
<b>Adjusted Sale</b>		\$314,500	\$277,051	\$315,224
<b>\$/SF FLA</b>	\$149.74 per SF	\$156.47 per SF	\$156.35 per SF	\$209.59 per SF
<b>Sale Date</b>		7/18/2024	1/5/2023	8/25/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,929	2,010	-4050	1,772	7850	1,504	21250
<b>Year Built</b>	2006	2014		2015		1998	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	NONE	YES	-8000	YES	-8000	YES	-8000
<b>Pool</b>	N	N	0	N	0	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		-Net Adj. 3.8%	-12050	-Net Adj. 0.1%	-150	-Net Adj. 2.1%	-6750
		Gross Adj. 3.8%	12050	Gross Adj. 5.7%	15850	Gross Adj. 15.6%	49250
<b>Adj. Sales Price</b>	Market Value <b>\$288,857</b> Value per SF 149.74	Adj Market Value <b>\$302,450</b>		Adj Market Value <b>\$276,901</b>		Adj Market Value <b>\$308,474</b>	

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.

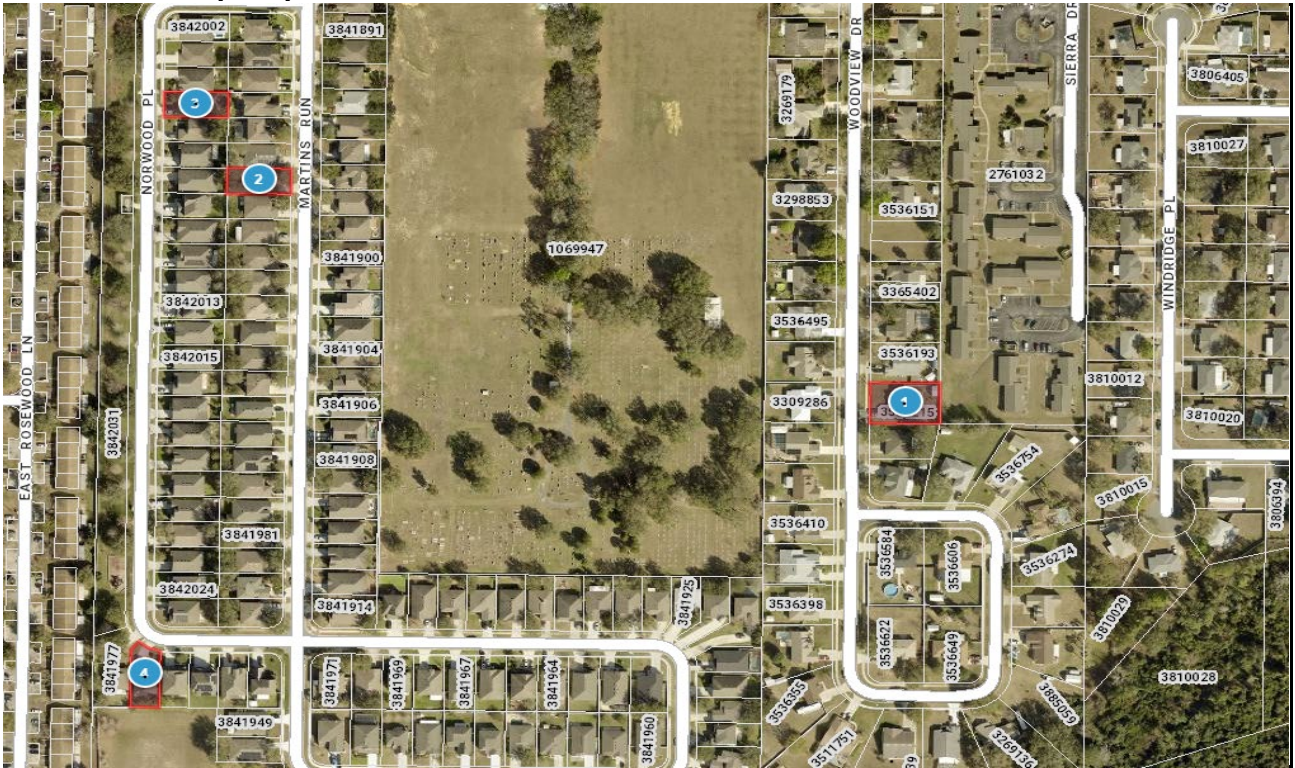
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0403 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3536215	525 WOODVIEW DR TAVARES	0.22 MILE
2	SUBJECT	3841995	2263 MARTINS RUN TAVARES	-
3	COMP 1	3842005	2334 NORWOOD PL TAVARES	SAME SUB
4	COMP 2	3841976	2453 NORWOOD PL TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3841995  
Parcel ID 31-19-26-0210-000-10800

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

2024-0403 Subject  
PRC Run: 12/3/2024 By

Card # 1 of 1

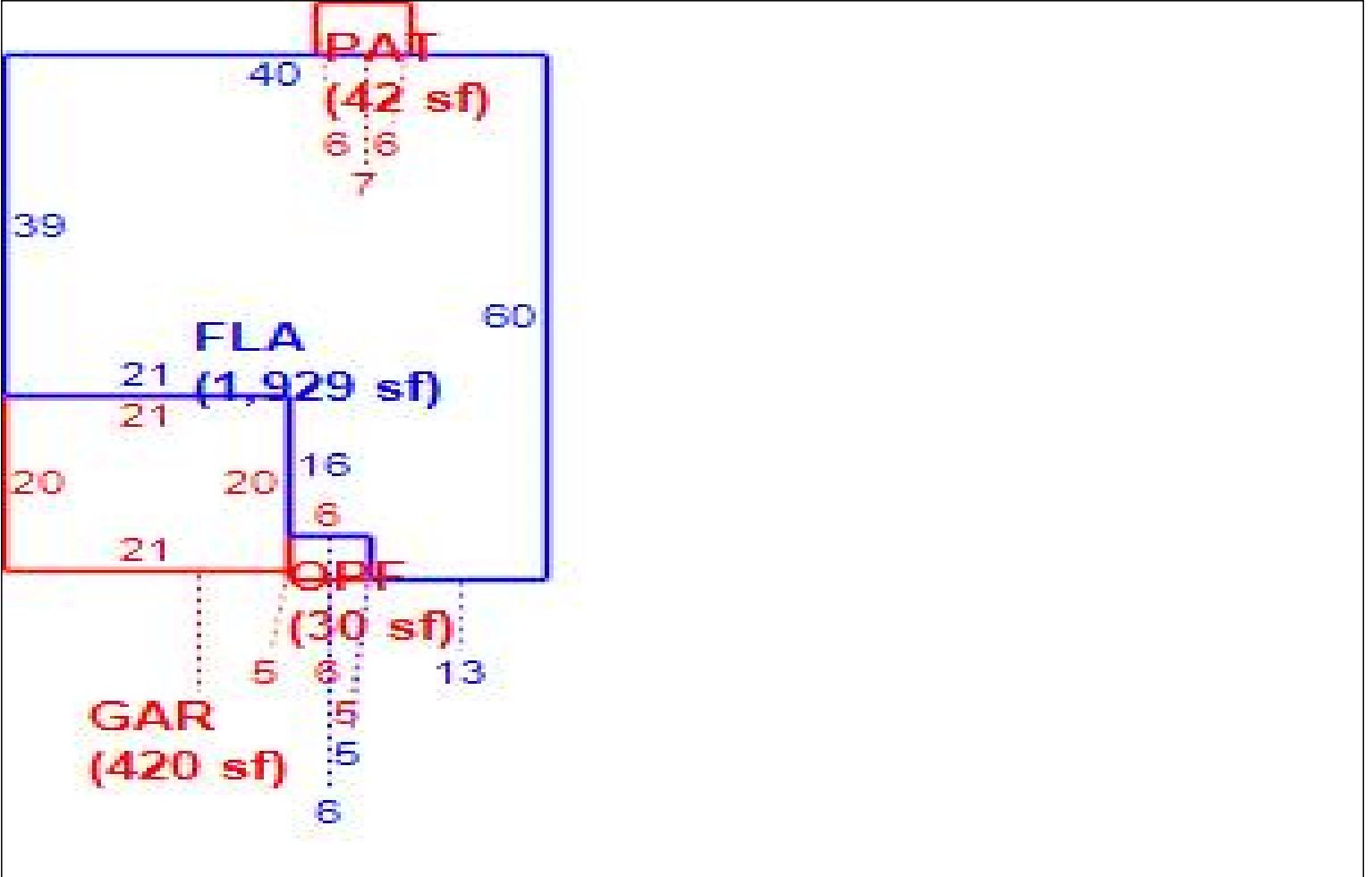
**Current Owner**  
AMERICAN HOMES 4 RENT PROPERTIES S  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

**Property Location**  
Site Address 2263 MARTINS RUN  
TAVARES FL 32778  
Mill Group 000T NBHD 0649  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** TRF 01-01-202

**Legal Description**  
MARTIN'S GROVE PB 56 PG 60-62 LOT 108 ORB 4329 PG 1378

<b>Land Lines</b>													
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 248,863 Deprec Bldg Value 241,397 Multi Story 0



<b>Building Sub Areas</b>				<b>Building Valuation</b>		<b>Construction Detail</b>			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,929	1,929	1929	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.61	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	248,863	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	42	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,929	2,421	1,929	97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	241,397		

Alternate Key 3841995  
 Parcel ID 31-19-26-0210-000-10800

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

2024-0403 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
2007	BR06-00429	05-19-2006	11-28-2006	148,622	0000	SFR 4/BR 2263 MARTINS RUN	11-28-2006	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4329 1378	05-14-2013	CT	U	U	I	102,600				
	3412 0177	03-12-2007	WD	Q	Q	I	222,500				
	3129 1741	03-31-2006	WD	U	M	V	1				
<b>Total</b>											0.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
47,460	241,397	0	288,857	38257	250600	0.00	250600	288857	288,857

**Parcel Notes**

3412/177 JANET A LITTLE SINGLE  
 08 QG FROM 640 MB 122007  
 4329/1378 CT VS JANET ANITA LITTLE PROP SOLD TO AMERICAN HOMES 4 RENT PROPERTIES SIX LLC  
 14 MAILING ADDR CHGD FROM 22917 PACIFIC COAST HIGHWAY MALIBU CA 90265 INFO SCANNED TO AK3456998 DW 111113  
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

\*\*\*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 3842005  
 Parcel ID 31-19-26-0210-000-11800

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

2024-0403 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

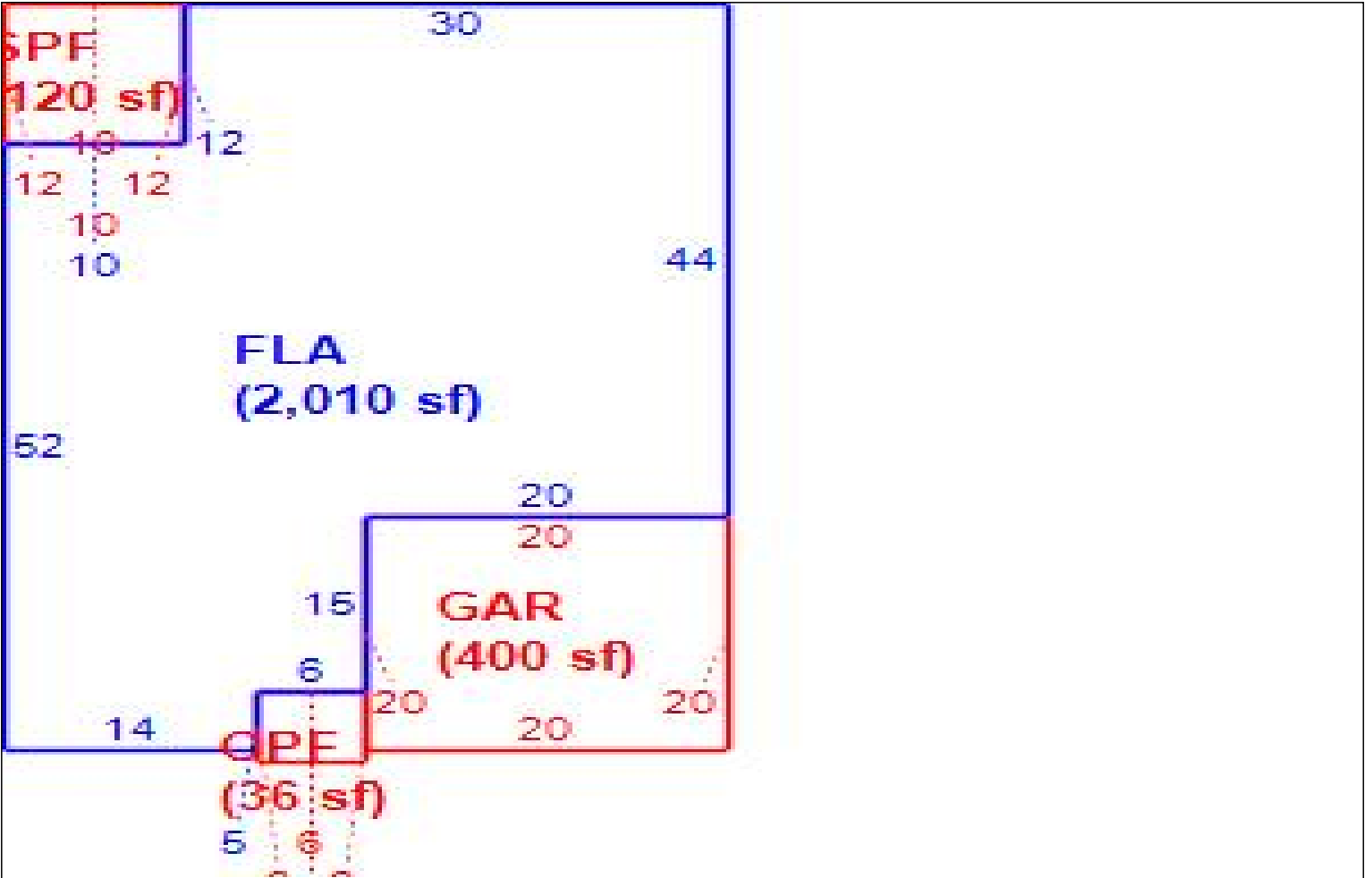
Current Owner		
BRADS PAUL D & DIANE M		
2334 NORWOOD PL		
TAVARES	FL	32778

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				
GAR	GARAGE FINISH	0	400	0	2010	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	36	0	108.31	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	120	0	258,612	Wall Type	03	Heat Type	6
					Condition	EX		Fireplaces	0
					% Good	97.00			
					Functional Obsol	0	Foundation	3	
TOTALS		2,010	2,566	2,010	Building RCNLD	250,854	Roof Cover	3	Type AC 03



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

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

2024-0403 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	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 3841976  
 Parcel ID 31-19-26-0210-000-08900

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

2024-0403 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

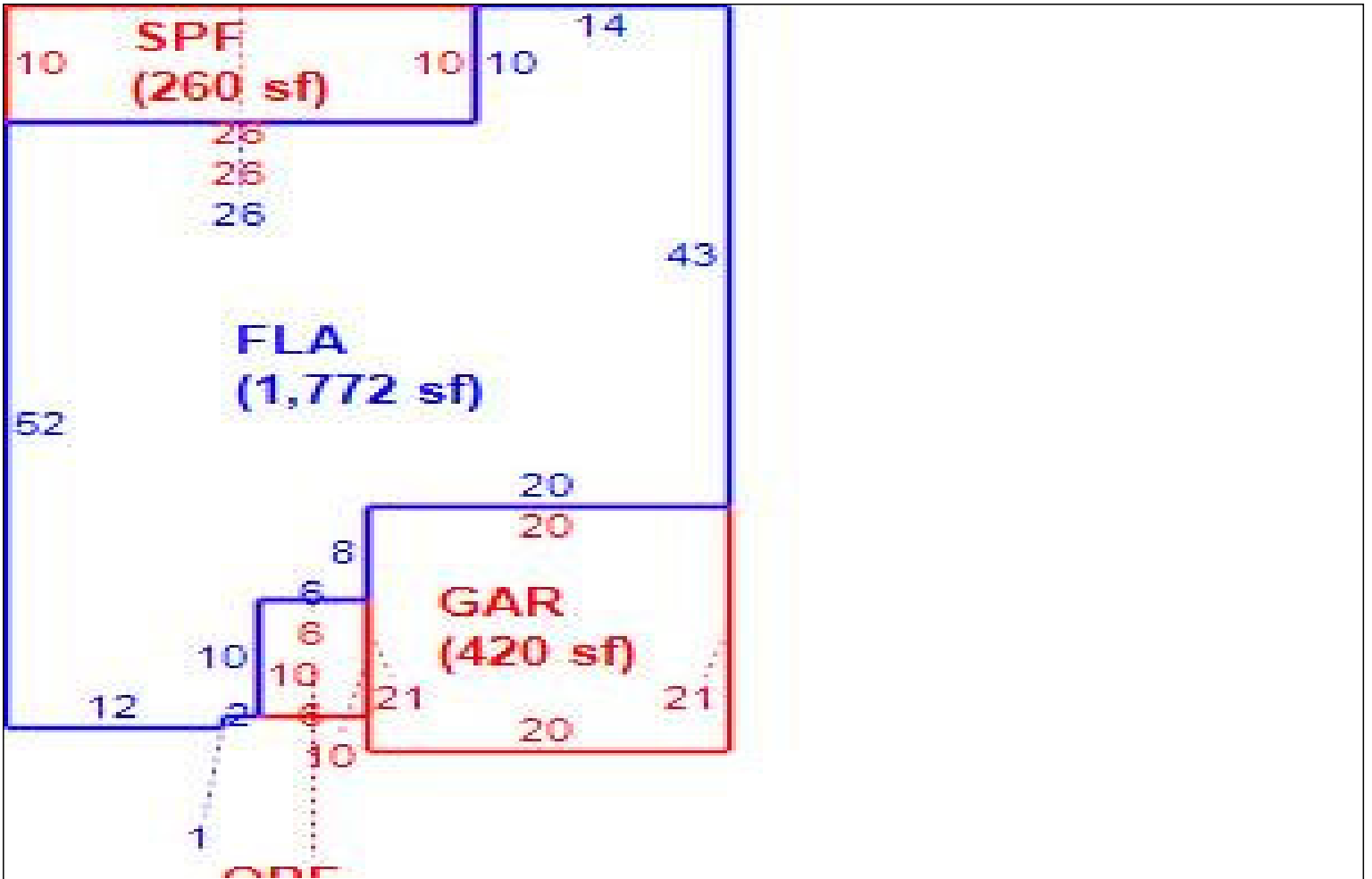
Current Owner		
DEE JUSTIN R AND ERICA J LINN		
2453 NORWOOD PL		
TAVARES	FL	32778

Property Location		
Site Address 2453 NORWOOD PL		
TAVARES FL 32778		
Mill Group	000T	NBHD 0649
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
MARTIN'S GROVE PB 56 PG 60-62 LOT 89 ORB 6076 PB 1557

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 236,712
Deprec Bldg Value 229,611		Multi Story 0	



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	1,772	1,772	1772	2015	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	109.03	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	260	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,772	2,512	1,772	0	Roof Cover	3	Type AC	03

Alternate Key 3841976  
 Parcel ID 31-19-26-0210-000-08900

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

2024-0403 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	
2016	14-00001110	01-12-2015	08-10-2015	244,973	0001	SFR FOR 2016	08-10-2015	03-16-2015	
2015	14-00001110	10-28-2014	01-12-2015	244,973	0001	SFR 3/2			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023002263	6076	1557	01-05-2023	WD	Q	01	I	309,900	039	HOMESTEAD	2024	25000
	4609	1200	03-24-2015	WD	Q	Q	I	158,400	059	ADDITIONAL HOMESTEAD	2024	25000
	4542	0094	10-07-2014	WD	U	M	V	45,000				
	4135	0384	03-07-2012	WD	U	M	V	300,000				
	3129	1741	03-31-2006	WD	U	M	V	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	
47,460	229,611	0	277,071	13651	263420	50,000.00	213420	238420	277,071	

**Parcel Notes**

10TRIM LOC FROM 85 ON ALL 0000 LTS DLS 091410  
 4542/94 MARTIN'S GROVE LLC TO MARONDA HOMES INC OF FLORIDA  
 4542/94 M SALE INCL AK3841972 AK3841975 AK3841976  
 4609/1200 MARONDA HOMES INC OF FLORIDA TO JANNO & NELLY MUMM HW  
 16X COURTESY HX CARD SENT 102115  
 16WEB BEDS FROM 3 ALSO SAYS PAINTED BLOCK LEAVE WALL TYPE AS 03 HOMES IN SUB ARE BLOCK AND STUCCO DLS 020416  
 19CC SUBMITTED PUBLIC RECORDS DISCLOSURE WITH DL AND SHEFFIF ID CS 121919  
 19 NOT PUBLIC RECORD SEE SCANNED INFO DW 010119  
 21 NPR PARCEL ORB/PAGE REMOVED FROM LEGAL ORB 4609 PG 1200  
 19 NOT PUBLIC RECORD BELONGS TO JANNO MUMM PHYS ADDR 2453 NORWOOD PL TAVARES FL 32778 OKAY TO GIVE NAME & MAILING ADDR TO OTHER GOVT AGENCIES DW 010119  
 6076/1557 JANNO & NELLY MUMM TO JUSTIN R DEE SINGLE AND ERICA J LINN SINGLE JTWROS  
 23CC EFILE HX PORT APP CP 083023

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

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

2024-0403 Comp 3  
PRC Run: 12/3/2024 By

Card # 1 of 1

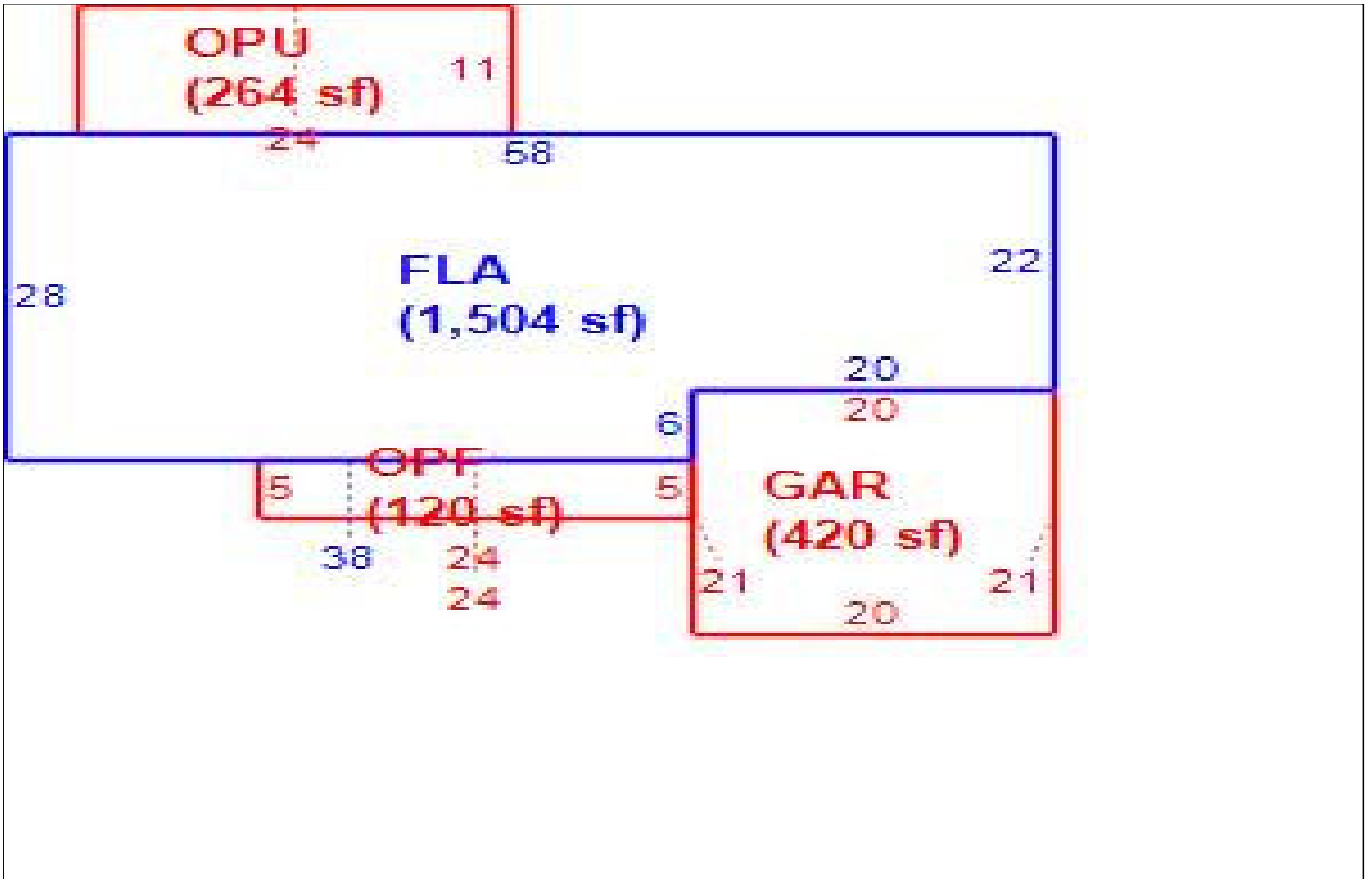
Current Owner		
ACEVEDO NIEVES LAURA M & EDWARD CH		
33725 TERRAGONA DR		
SORRENTO	FL	32776

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

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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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