

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3854802

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.

OXISELD VEI DENELLAMOD	THEVA	LUE ADJUSTIMENT BOARD (NAB)
Petition# 3024-0465 Count	y Lake	Tax year 2024 Date received 9./2.24
COMPLE	TED BY T	HEPEUNOXIER
PART 1. Taxpayer Information		
Taxpayer name: Darwin Homes; I&G SFR II BORROWER LLC		Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 65 Scottsdale, AZ 85254	50	Parcel ID and physical address or TPP account # 27-19-26-0080-000-03100 4210 Barnsley Ln
Phone 954-740-6240		Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail	. If possible	e, I prefer to receive information by 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I documents that support my statement.	have attac	ched a statement of the reasons I filed late and any
your evidence to the value adjustment board clerk. F	lorida law a occur unde iscellaneou	ered. (In this instance only, you must submit duplicate copies of allows the property appraiser to cross examine or object to your er the same statutory guidelines as if you were present.) High-water recharge Historic, commercial or nonprofit Vacant lots and acreage Business machinery, equipment
PART 2. Reason for Petition Check one. If	more than	n one, file a separate petition.
 ☑ Real property value (check one) ☑ Denial of classification ☐ Parent/grandparent reduction ☐ Property was not substantially complete on Januar ☐ Tangible personal property value (You must have t return required by s.193.052. (s.194.034, F.S.)) ☐ Refund of taxes for catastrophic event 	y 1	☐ Denial of exemption Select or enter type: ☐ Denial for late filing of exemption or classification (Include a date-stamped copy of application.) a☐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.)
by the requested time. For single joint petitions for group. My witnesses or I will not be available to attend of You have the right to exchange evidence with the pro-	(s. 194.01 present you multiple un on specific perty appr	In (3)(e), (f), and (g), F.S.) For case. Most hearings take 15 minutes. The VAB is not bound nits, parcels, or accounts, provide the time needed for the entire dates. I have attached a list of dates. For initiate the exchange, you must submit your
appraiser's evidence. At the hearing, you have the rig You have the right, regardless of whether you initiate of your property record card containing information re	ht to have the eviden levant to th	tree the hearing and make a written request for the property witnesses sworn. The exchange, to receive from the property appraiser a copy the computation of your current assessment, with confidential petition, he or she will either send 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.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or authoritten authorization from the taxpayer is required for accollector.	orization for representation to this form	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner opetition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professiona	al Signature	
Complete part 4 if you are the taxpayer's or an affiliated representatives.	entity's employee or you are one of the	
I am (check any box that applies):		
An employee of	(taxpayer or an affilia	ated entity).
A Florida Bar licensed attorney (Florida Bar number _).	
☐ A Florida real estate appraiser licensed under Chapto	er 475, Florida Statutes (license numb	er RD6182).
\square A Florida real estate broker licensed under Chapter 4		
\square A Florida certified public accountant licensed under C	Chapter 473, Florida Statutes (license n	number).
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential in	formation from the property
Under penalties of perjury, I certify that I have authorizat am the owner's authorized representative for purposes o under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming ar	agent for service of process
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative r	· · · · · · · · · · · · · · · · · · ·	The first of the second of the
☐ I am a compensated representative not acting as one AND (check one)	·	ployees listed in part 4 above
☐ Attached is a power of attorney that conforms to the taxpayer's authorized signature OR ☐ the taxpayer's au		
☐ I am an uncompensated representative filing this peti	ition AND (check one)	
the taxpayer's authorization is attached OR 🔲 the ta	expayer's authorized signature is in par	t 3 of this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential in	nformation from the property
Under penalties of perjury, I declare that I am the owner 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

			RES	<u>IDENTIA</u>	L			
Petition #		2024-0465		Alternate K	ey: 3854802	Parcel	ID: 27-19-26-008 0)-000-03100
Petitioner Name The Petitioner is: Other, Explain:	ROBERT Taxpayer of Rec	PEYTON, R	YAN LLC payer's agent	Property Address		RNSLEY LN /ARES	Check if Mult	iple Parcels
Owner Name	I&G SFR	II BORROW	/ER LLC	Value from TRIM Notice		e Board Action	i value aπer B	oard Action
1. Just Value, req	uired			\$ 291,7	52 \$	291,75	52	
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 291,7	52 \$	291,75	52	
3. Exempt value,				\$	-	· ·		
4. Taxable Value,		-		\$ 291,7	52 \$	291,75	52	
*All values entered		y taxable va	lues, School and	·				
Last Sale Date	2/9/2022	Pric	ce: \$290),000	✓ Arm's Length	Distressed	Book <u>5899</u> P	age <u>1668</u>
ITEM	Subje	ct	Compara	ıble #1	Compara	ble #2	Comparal	ole #3
AK#	385480	02	38549		38549		38403	
Address	4210 BARNS TAVAR		2278 BEXI TAVAF		2491 BRAC FOREST		1109 LONGV TAVAR	
Proximity			SAME	SUB	SAME	SUB	0.40 MI	LE
Sales Price			\$325,0	000	\$308,7	'00	\$343,00	
Cost of Sale			-15°		-15%		-15%	
Time Adjust			0.40		3.60		0.40%	
Adjusted Sale			\$277,5		\$273,5		\$292,92	
\$/SF FLA	\$166.91 p	er SF	\$171.22	•	\$184.43		\$153.68 p	
Sale Date			11/10/2	_	3/1/20	_	11/16/2	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,748		1,621	6350	1,483	13250	1,906	-7900
Year Built	2007		2018		2017		2006	
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Condition	GOOD		GOOD	+	GOOD		GOOD	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	2 CAR		2 CAR	5000	2 CAR	5000	2 CAR	5000
Porches	PATIO		YES	-5000	YES	-5000	YES	-5000
Pool	N 0		N 0	0	N 0	0	N 0	0
Fireplace AC	Central		Central	0	Central	0	Central	0
Other Adds	NONE		NONE	1	NONE	0	NONE	U
Site Size	1 LOT		1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET		STREET	1	STREET		STREET	
			Net Adj. 0.5%	1350	Net Adj. 3.0%	8250	-Net Adj. 4.4%	-12900
			Gross Adj. 4.1%	11350	Gross Adj. 6.7%	18250	Gross Adj. 4.4%	12900

\$278,900

Adj Market Value

\$281,758

Adj Market Value

\$280,022

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$291,752

166.91

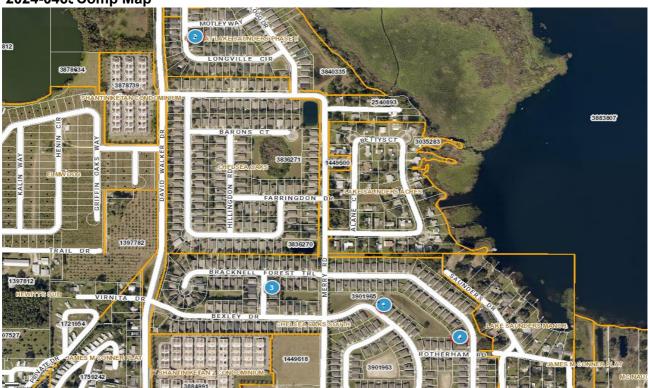
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 12/4/2024

2024-0465 Comp Map



Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
COMP 4	2054066	2278 BEXLEY DR	
COMP	3034300	TAVARES	SAME SUB
COMP 3	3840310	1109 LONGVILLE CIR	
COMI 3	0040010	TAVARES	0.40 MILE
SUBJECT	3854802		
CODULCT			-
COMP 2	3854953		
30IIII 2		TAVARES	SAME SUB
	COMP 1 COMP 3 SUBJECT COMP 2	COMP 1 3854966 COMP 3 3840310 SUBJECT 3854802	COMP 1 3854966 2278 BEXLEY DR TAVARES 1109 LONGVILLE CIR TAVARES SUBJECT 3854802 4210 BARNSLEY LN TAVARES 2491 BRACKNELL FOREST TRI

Alternate Key 3854802

Parcel ID 27-19-26-0080-000-03100

Current Owner

I&G SFR II BORROWER LLC C/O BLVD MANAGEMENT 1887 WHITNEY MESA DR STE 3380

HENDERSON 89014 NV

LCPA Property Record Card Roll Year 2025 Status: A

2024-0465 Subject PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 4210 BARNSLEY LN

TAVARES FL 32778

T000 **NBHD** 2118 Mill Group

Property Use Last Inspection

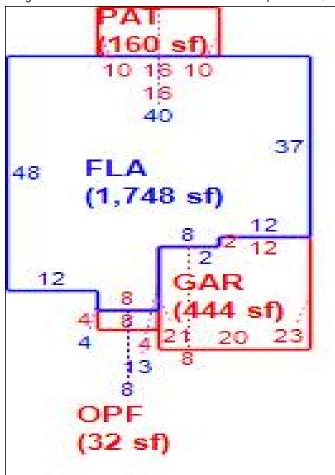
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 31 ORB 5899 PG 1668

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth Factor	Loc	Shp	Phys	Class Val	Land
	Code		·	Adj		Price		tor Factor Factor		Factor		Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
	Total Acres 0.00 JV/Mkt 0				•			l Adj JV/Mk		,	45,000	
	Classified Acres 0 Classified JV/Mkt					5,000		Classified	d Adj JV/Mk	t		0

Sketch Bldg 1 Replacement Cost 254,383 Deprec Bldg Value 246,752 Multi Story 0 Sec 1 of 1



	Building S	Sub Areas			Building Valuation)	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,748 0	1,748 444	1748 0	Effective Area	1748	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	32 160	0	Base Rate Building RCN	120.33 254,383	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 1,748 2,384 1,		1,748	Building RCNLD	246,752	Roof Cover	3	Type AC	03	

Alternate Key 3854802 Parcel ID 27-19-26-0080-000-03100

LCPA Property Record Card Roll Year 2025 Status: A

2024-0465 Subject 12/5/2024 By PRC Run:

Card#

1

of 1

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Туре %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date SFR 3/BR 4210 BARNSLEY LN BR07-00212 03-09-2007 06-27-2007 178,274 0000 06-27-2007 2008 SALE 01-01-2007 02-25-2008 0000 CHECK VALUE 02-25-2008 2008 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 02-09-2022 2022023477 5899 1668 WD Q 01 290,000 3916 2464 05-27-2010 WD Q Q 110,500 0883 10-15-2007 WD Q Q 223,900 3535 Total 0.00

				Value Si	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45,000	246,752	0	291,752	0	291752	0.00	291752	291752	291,752

Parcel Notes

3535/883 R GLEN MC MASTER MARRIED

08FC SALES FOR THIS SIZE SFR INDICATE THIS SALE IN HIGH END OF MARKET VALUE SEE AK3854829 AK3854848 NO ADDS QG FROM 630 MB

3916/2464 R GLEN AKA ROBERT GLEN MC MASTER TO MILES CARROLL AND TRISHA B GALE JTWROS 5899/1668 MILES CARROLL & TRISHA B GALE NKA TRISHA BROOKE CARROLL TO I&G SFR II BORROWER LLC

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Alternate Key 3854966

Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card Roll Year 2025 Status: A 2024-0465 Comp 1 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 2278 BEXLEY DR
TAVARES FL 32778

Mill Group 000T NBHD 2118

Property Use Last Inspection
00100 SINGLE FAMILY TRF 01-01-202

Current Owner

DE MORAES SILVA MUNIZ NOEMI AND

2278 BEXLEY DR

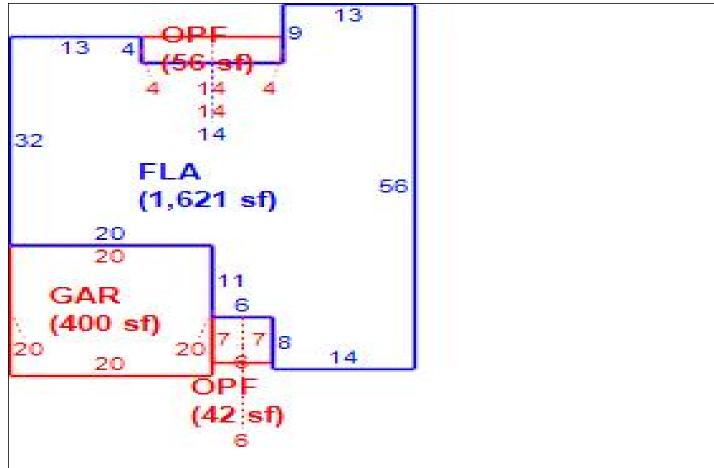
TAVARES FL 32778

Legal Description

CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 195 ORB 6242 PG 1399

Lan	Land Lines Use Notes Unit Depth Loc Shp Phys Land												
LL	Use Code	Front	Depth	Notes Adj	Units	Units		Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 L	Т	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
	Total Acres 0.00 JV/Mkt 0			t 0			Tota	Adj JV/Mk	ct		45,000		
Classified Acres 0 Classified JV/Mkt					ct 45	,000		Classified	d Adj JV/Mk	t		0	

SketchBldg 1 Sec 1 of 1Replacement Cost 238,555Deprec Bldg Value 231,398Multi Story 0



	Building Sub Areas				Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
-	FINISHED LIVING AREA GARAGE FINISH	1,621 0	1,621 400	1621 0	Effective Area Base Rate	1621 120.71	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	98	0	Building RCN	238,555	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,621	2,119	1,621	Building RCNLD	231,398	Roof Cover	3	Type AC	03

Alternate Key 3854966 Parcel ID 27-19-26-0080-000-19500

LCPA Property Record Card Roll Year 2025

2024-0465 Comp 1 12/5/2024 By PRC Run: 12/5/2024

Card# of 1

			11	on rear 2025	Jie	itus. A				
			* O n	Miscellan National Miscellan			below			
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Build	ing Peri	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date
2019	17-1652	01-01-2018	09-25-2018	207,066		SFR 3/2 227	78 BEXLEY DI		09-25-2018	04-03-2018

			Sales Inform		Exemptions								
Instrument No	Boo	ok/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2023139891 2018048747 2017033098	6242 5101 4921 4512 3725	0526 0402 2 2273	11-10-2023 04-24-2018 03-21-2017 08-04-2014 01-23-2009	WD WD WD WD MI	Q Q U U U	01 Q M M	- - > >	325,000 200,000 603,700 2,580,600 1,190,700	039 059	HOMESTEAI ADDITIONAL HOME	_	2024 2024	
												50,000.00	

				Value Si	ummary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45 000	231 398	0	276 398	0	276398	50 000 00	226398	251398	276 398

Parcel Notes

3725/1148 ASSIGNEES DEED LEWIS B FREEMAN AS ASSIGNEE FOR AMERICA'S FIRST HOME LLP TO TUSCAN COVE LLC

4512/2273 TUSCAN COVE LLC TO TRG CFG PROJECT III LLC

4512/2273 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH

4921/402 TRG CFG PROJECT III LLC TO LGI HOMES-FLORIDA LLC

4921/402 M SALE INCL 20 PARCELS IN CHELSEA OAKS SOUTH SUB

5101/526 LGI HOMES-FLORIDA LLC TO JOSE GOMEZ ZAMORA UNMARRIED

18X COURTESY HX CARD SENT 062118

19X COURTESY HX CARD SENT 010219

20CC SUBMITTED HX APP KCH 021120

6242/1399 JOSE GOMEZ ZAMORA AKA JOSE JAVIER ZAMORA GOMEZ TO NOEMI DE MORAES SILVA MUNIZ UNMARRIED AND RYAN

KIMMERLING UNMARRIED JTWROS

24CC EFILE HX APP CP 022924

24X HX GRANTED FOR RYAN ONLY PENDING COPY OF SILVAS PERM RES CARD KCH 031224

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Alternate Key 3854953

2491 BRACKNELL FOREST TRL

Parcel ID 27-19-26-0080-000-18200 Current Owner

LCPA Property Record Card Roll Year 2025 Status: A

2024-0465 Comp 2 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 2491 BRACKNELL FOREST TRL

TAVARES FL 32778 000T NBHD 2118

Last Inspection

Property Use 00100 SINGLE FAMILY

Mill Group

TRF 01-01-202

TAVARES

WALLACE SONYA J

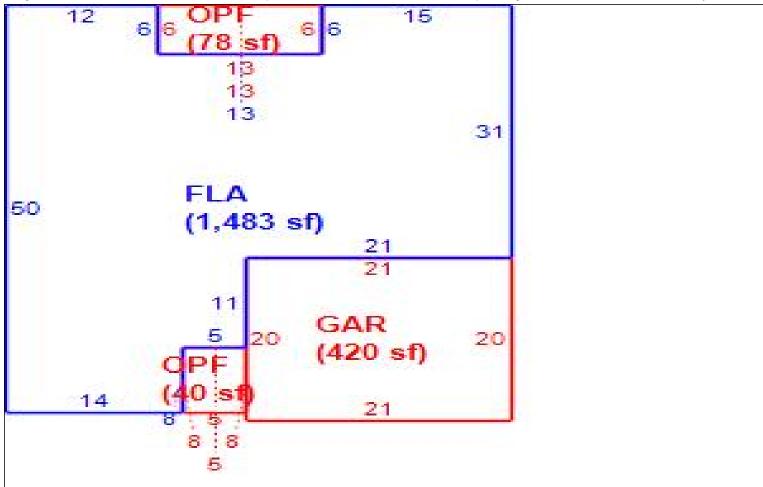
FL 32778

Legal Description

CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 182 ORB 6105 PG 1584

Lan	d 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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
		T.4.1 A		0.001	D // A / + 1				A -1: 15 //B 41	41		45.000
		Total A		0.00	JV/Mkt				l Adj JV/MI			45,000
	Classified Acres 0 Classified JV/Mkt 45.000 Classified Adi JV/Mkt 0											

Sketch Bldg of 1 225,627 Deprec Bldg Value 218,858 Multi Story 1 Sec 1 Replacement Cost



	Building S	Sub Areas			Building Valuation Construction				n Detail		
Code	Description	Living Are	Gross Are		Year Built	2017	Imp Type	R1	Bedrooms	3	
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,483 0	1,483 420	1483 0	Effective Area	1483	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	118	0	Base Rate Building RCN	122.87 225,627	Quality Grade	685	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS	1,483	2,021	1,483	Building RCNLD	218,858	Roof Cover	3	Type AC	03	

Alternate Key 3854953 Parcel ID 27-19-26-0080-000-18200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0465 Comp 2 PRC Run: 12/5/2024

Card#

of 1

			*On	Misce ly the first 10	ellaneous F O records a		below					
Code	Descr	iption	Units	Type L	Jnit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
				Ві	uilding Peri	mits						
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date		
2018	17-00000677	05-10-2017	09-28-2017	188,7		SFR 3/2 249	91 BRACKNEI		10-02-2017	-		

				Sales Inform	ation						Exem	nptions		
Instrume	nt No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202302	7558	6105	1584	03-01-2023	WD	Q	01	I	308,700	039	HOMESTEA	I	2024	
202300	8573	6083	0893	12-10-2022	QC	U	11	I	100	059	ADDITIONAL HOME	ESTEAD	2024	25000
201710		5007	1248	09-29-2017	WD	Q	Q	I	183,900					
201600	2896	4726		12-29-2015	WD	U	M	V	1,080,300					
		4512	2273	08-04-2014	WD	U	M	V	2,580,600					
												Total		50,000.00

				Value Su	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45.000	218.858	0	263.858	18128	245730	50.000.00	195730	220730	263.858

Parcel Notes

3725/1148 ASSIGNEES DEED LEWIS B FREEMAN AS ASSIGNEE FOR AMERICA'S FIRST HOME LLP TO TUSCAN COVE LLC

4512/2273 TUSCAN COVE LLC TO TRG CFG PROJECT III LLC

4512/2273 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH

4726/1922 TRG CFG PROJECT III LLC TO LGI HOMES - FLORIDA LLC

4726/1922 M SALE INCL OVER 25 PARCELS CHELSEA OAKS SOUTH SUB

5007/1248 LGI HOMES - FLORIDA LLC TO EDWIN MORALES PAGAN & IRENE MORALES HW

18X COURTESY HX CARD SENT 102317

18X COURTESY HX CARD SENT 111717

18X COURTESY HX CARD SENT 122617

6083/893 IRENE MORALES & EDWIN MORALES AKA EDWIN MORALES PAGAN ENHANCED LE REM WILFREDO GONZALEZ JR AND NORMA ENERI GONZALEZ-MATIAS AND ANGELO GONZALEZ ONLY

6105/1584 IRENE & EDWIN MORALES AKA EDWIN MORALES PAGAN TO SONYA JANE WALLACE SINGLE

23CC EFILE HX PORT APP CP 050423

23X PORT APPROVED AT 50% PREVIOUS HOME WAS OWNED WITH EX HUSBAND DB 011824

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Alternate Key 3840310 Parcel ID

22-19-26-1601-000-13800

LCPA Property Record Card Roll Year 2025 Status: A

2024-0465 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 1109 LONGVILLE CIR

TAVARES FL 32778

Mill Group 000T NBHD 2118

Property Use Last Inspection 00100 SINGLE FAMILY JDB 03-08-201

Current Owner **GONZALEZ HERBERT & GLEYDIS**

1109 LONGVILLE CIR

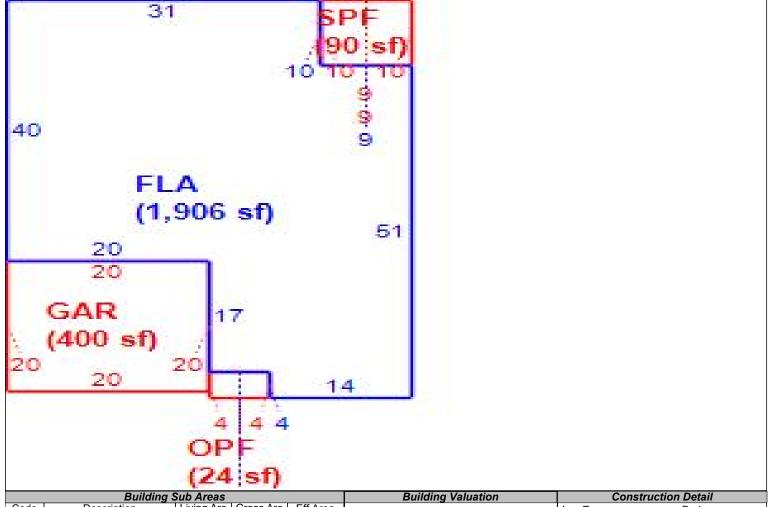
TAVARES FL 32778

Legal Description

PINES AT LAKE SAUNDERS PHASE II PB 55 PG 68-70 LOT 138 ORB 6248 PG 2040

Lan	d 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	45,000.0	0.0000	1.70	1.000	1.000	0	76,500
Total Acres 0.00 JV/Mkt						0	·	Tota	d Adj JV/Mk	ct		76,500
Classified Acres 0 Classified J						76,500		Classifie	d Adj JV/Mk	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 263,523 Deprec Bldg Value 255,617 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,906	1,906	1906	Effective Area	1906	l		- " - "	
GAR	GARAGE FINISH	0	400	0		115.86	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	24	0	Base Rate		Quality Grade	680	Half Baths	_
SPF	SCREEN PORCH FINIS	0	90	0	Building RCN	263,523	Quality Grade	000	Hall Datiis	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,906	2,420	1,906	Building RCNLD	255,617	Roof Cover	3	Type AC	03

Alternate Key 3840310 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card Roll Year 2025

2024-0465 Comp 3 PRC Run: 12/5/2024 By

Card# of 1 Status: A

	Missellaneaus Factures														
	Miscellaneous Features *Only the first 10 records are reflected below														
	*Only the first 10 records are reflected below														
Code	Desci	ription	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
1															
	Building Permits														
Roll Yea	Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date														

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	Review Date	CO Date			
2019 2007 2007	SALE BR05-01727 IMPS	01-01-2018 01-18-2006 01-04-2006	04-05-2019 07-11-2006 07-11-2006	1 170,108 1	0099 0000	CHECK VALUI SFR/1109 LON SFR FOR 07		03-08-2019 07-11-2006 07-11-2006				
		0-1	a lufa uma atia m				F					

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023145025 2018128698	6248 5193 3184 3048	2040 0236 1100 0198	11-16-2023 10-31-2018 06-07-2006 11-30-2005	WD WD WD WD	0000	01 Q Q M	 - - -	343,000 193,500 254,800 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

				Value Sเ	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
76.500	255.617	0	332,117	0	332117	50.000.00	282117	307117	332.117

Parcel Notes

18 MAILING ADDR CHGD PER NCOA INFO DW 080218 5193/236 KEERA B & IVOR I FERREIRA TO AMADIO & AMANDA ANDREONI HW 19X COURTESY HX CARD SENT 112018 19CC SUBMITTED HX PORT APP KCH 121918 19FC SFR GOOD COND NO PHYSICAL CHG JDB 030819 6248/2040 AMADIO & AMANDA ANDREONI TO HERBERT & GLEYDIS GONZALEZ HW 24CC EFILE HX APP CP 012224

^{***}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.***