



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.

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).

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, 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 reason 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.

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 - I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0465	Alternate Key: 3854802	Parcel ID: 27-19-26-0080-000-03100
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 4210 BARNESLEY LN TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name I&G SFR II BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 291,752	\$ 291,752
2. Assessed or classified use value, *if applicable	\$ 291,752	\$ 291,752
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 291,752	\$ 291,752

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

Last Sale Date 2/9/2022 **Price:** \$290,000 Arm's Length Distressed Book 5899 Page 1668

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3854802	3854966	3854953	3840310
Address	4210 BARNESLEY LN TAVARES	2278 BEXLEY DR TAVARES	2491 BRACKNELL FOREST TRL	1109 LONGVILLE CIR TAVARES
Proximity		SAME SUB	SAME SUB	0.40 MILE
Sales Price		\$325,000	\$308,700	\$343,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	3.60%	0.40%
Adjusted Sale		\$277,550	\$273,508	\$292,922
\$/SF FLA	\$166.91 per SF	\$171.22 per SF	\$184.43 per SF	\$153.68 per SF
Sale Date		11/10/2023	3/1/2023	11/16/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	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		2 CAR		2 CAR	
Porches	PATIO	YES	-5000	YES	-5000	YES	-5000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 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
Adj. Sales Price	Market Value \$291,752	Adj Market Value	\$278,900	Adj Market Value	\$281,758	Adj Market Value	\$280,022
	Value per SF 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.

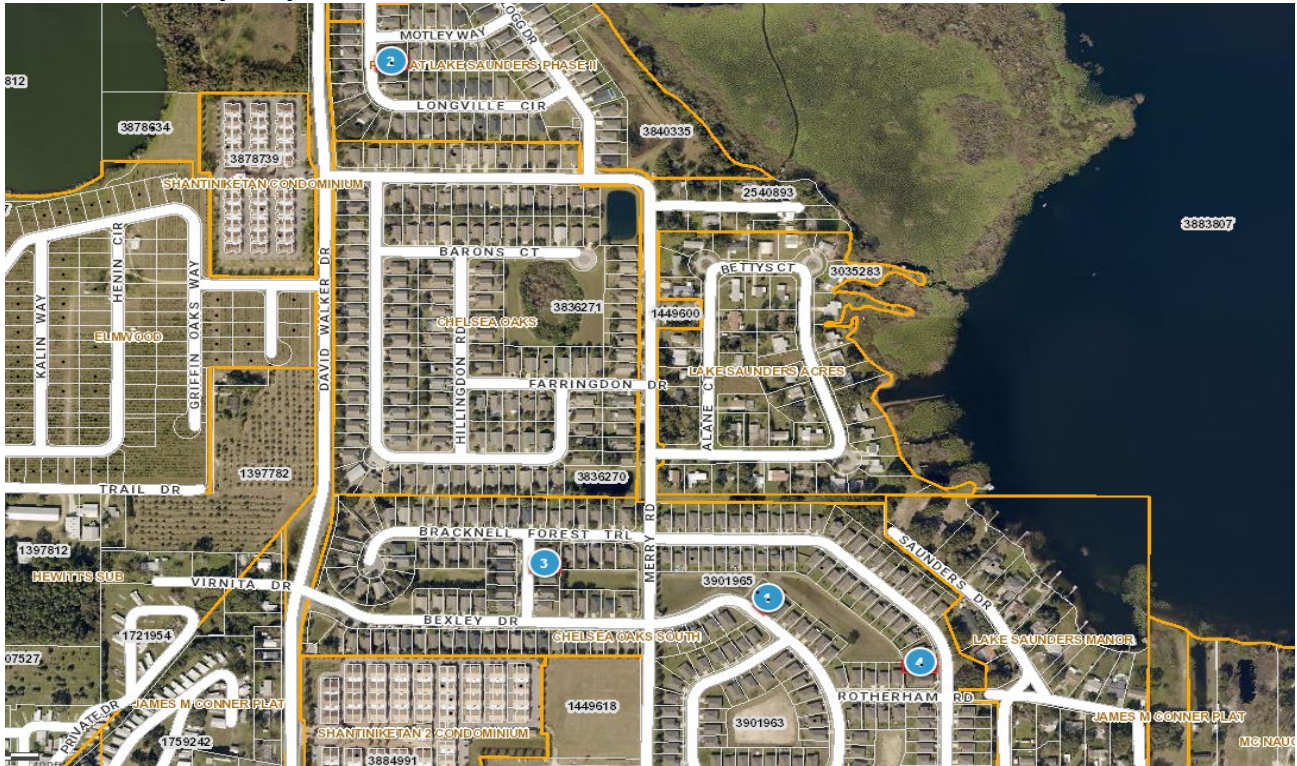
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3854966	2278 BEXLEY DR TAVARES	SAME SUB
2	COMP 3	3840310	1109 LONGVILLE CIR TAVARES	0.40 MILE
3	SUBJECT	3854802	4210 BARNESLEY LN TAVARES	-
4	COMP 2	3854953	2491 BRACKNELL FOREST TRL TAVARES	SAME SUB
5				
6				
7				
8				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0465 Subject
 12/5/2024 By
 Card # 1 of 1

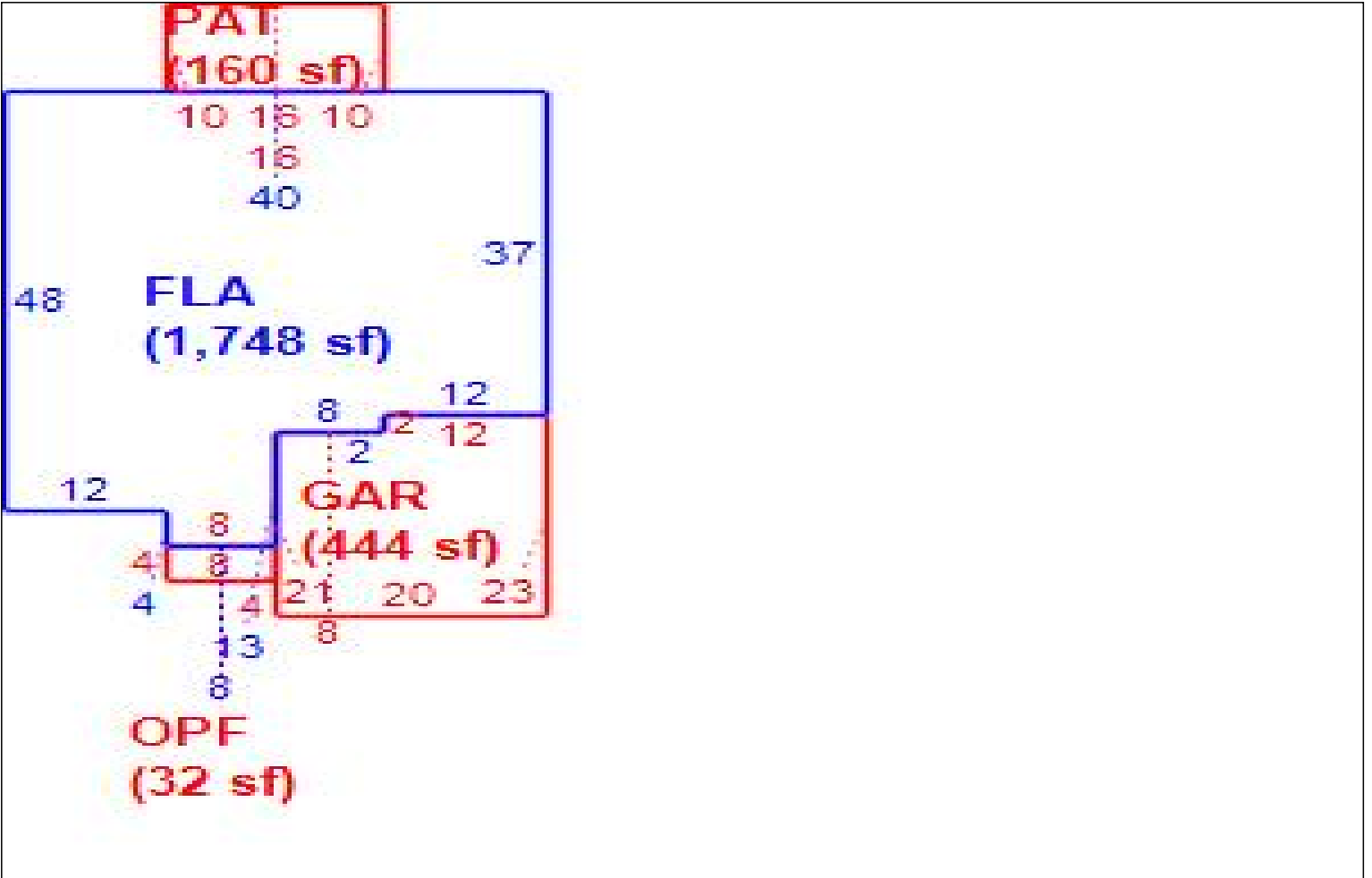
Current Owner		
I&G SFR II BORROWER LLC C/O BLVD MANAGEMENT 1887 WHITNEY MESA DR STE 3380		
HENDERSON	NV	89014

Property Location		
Site Address 4210 BARNESLEY LN TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

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



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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0465 Subject
 12/5/2024 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
2008	BR07-00212	03-09-2007	06-27-2007	178,274	0000	SFR 3/BR 4210 BARNSELY LN	06-27-2007	
2008	SALE	01-01-2007	02-25-2008	1	0000	CHECK VALUE	02-25-2008	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022023477	5899	1668	02-09-2022	WD	Q	01	I	290,000			
	3916	2464	05-27-2010	WD	Q	Q	I	110,500			
	3535	0883	10-15-2007	WD	Q	Q	I	223,900			
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
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 022508
 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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

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

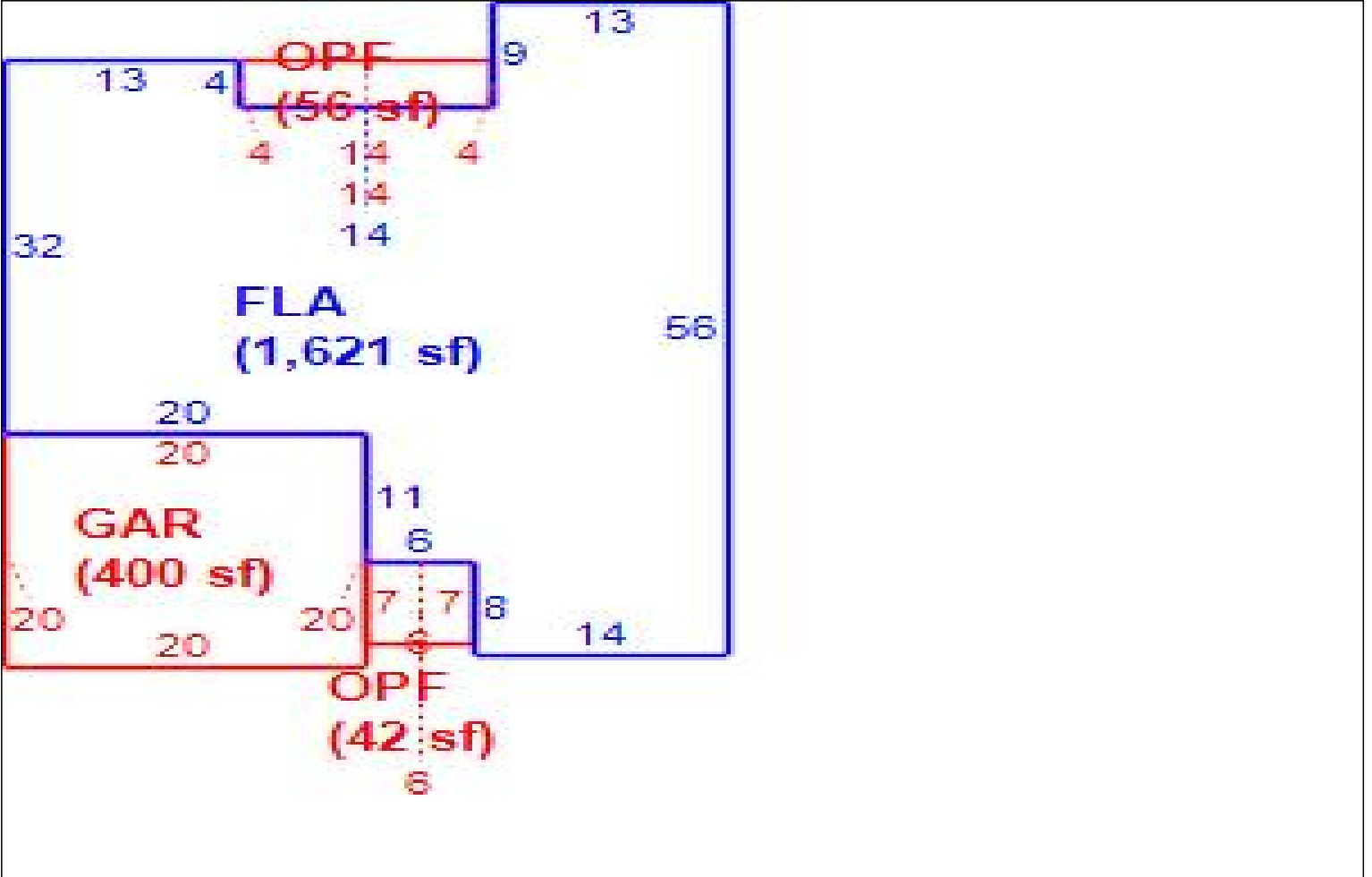
Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

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

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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 238,555 Deprec Bldg Value 231,398 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	1,621	1,621	1,621	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	120.71	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	98	0	238,555	Wall Type	03	Heat Type	6
TOTALS		1,621	2,119	1,621	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					231,398				
					Building RCNLD				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0465 Comp 1
 12/5/2024 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	
2019	17-1652	01-01-2018	09-25-2018	207,066	0001	SFR 3/2 2278 BEXLEY DR	09-25-2018	04-03-2018	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023139891	6242 1399	11-10-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000	
2018048747	5101 0526	04-24-2018	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2017033098	4921 0402	03-21-2017	WD	U	M	V	603,700					
	4512 2273	08-04-2014	WD	U	M	V	2,580,600					
	3725 1148	01-23-2009	MI	U	M	V	1,190,700					
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	
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
 Parcel ID 27-19-26-0080-000-18200

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0465 Comp 2
 12/5/2024 By
 Card # 1 of 1

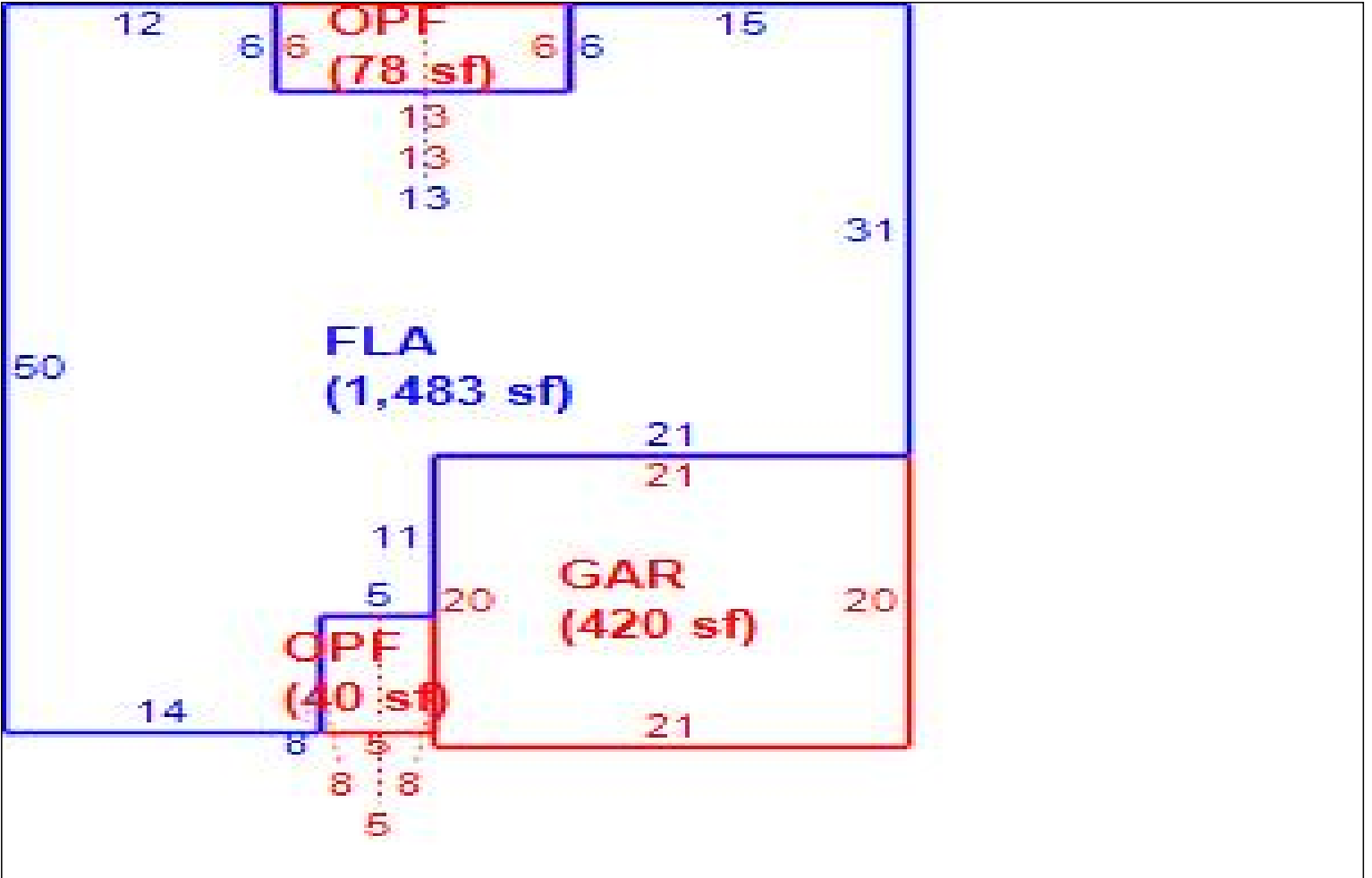
Current Owner		
WALLACE SONYA J		
2491 BRACKNELL FOREST TRL		
TAVARES	FL	32778

Property Location		
Site Address 2491 BRACKNELL FOREST TRL		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,627 Deprec Bldg Value 218,858 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	1,483	1,483	1483	2017	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	122.87	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	118	0	225,627	Wall Type	03	Heat Type	6
TOTALS		1,483	2,021	1,483	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,858				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0465 Comp 2
 12/5/2024 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	
2018	17-00000677	05-10-2017	09-28-2017	188,750	0001	SFR 3/2 2491 BRACKNELL FOREST	10-02-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023027558	6105 1584	03-01-2023	WD	Q	01	I	308,700	039	HOMESTEAD	2024	25000	
2023008573	6083 0893	12-10-2022	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2017104985	5007 1248	09-29-2017	WD	Q	Q	I	183,900					
2016002896	4726 1922	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 Summary										
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

PRC Run: 2024-0465 Comp 3
 12/5/2024 By
 Card # 1 of 1

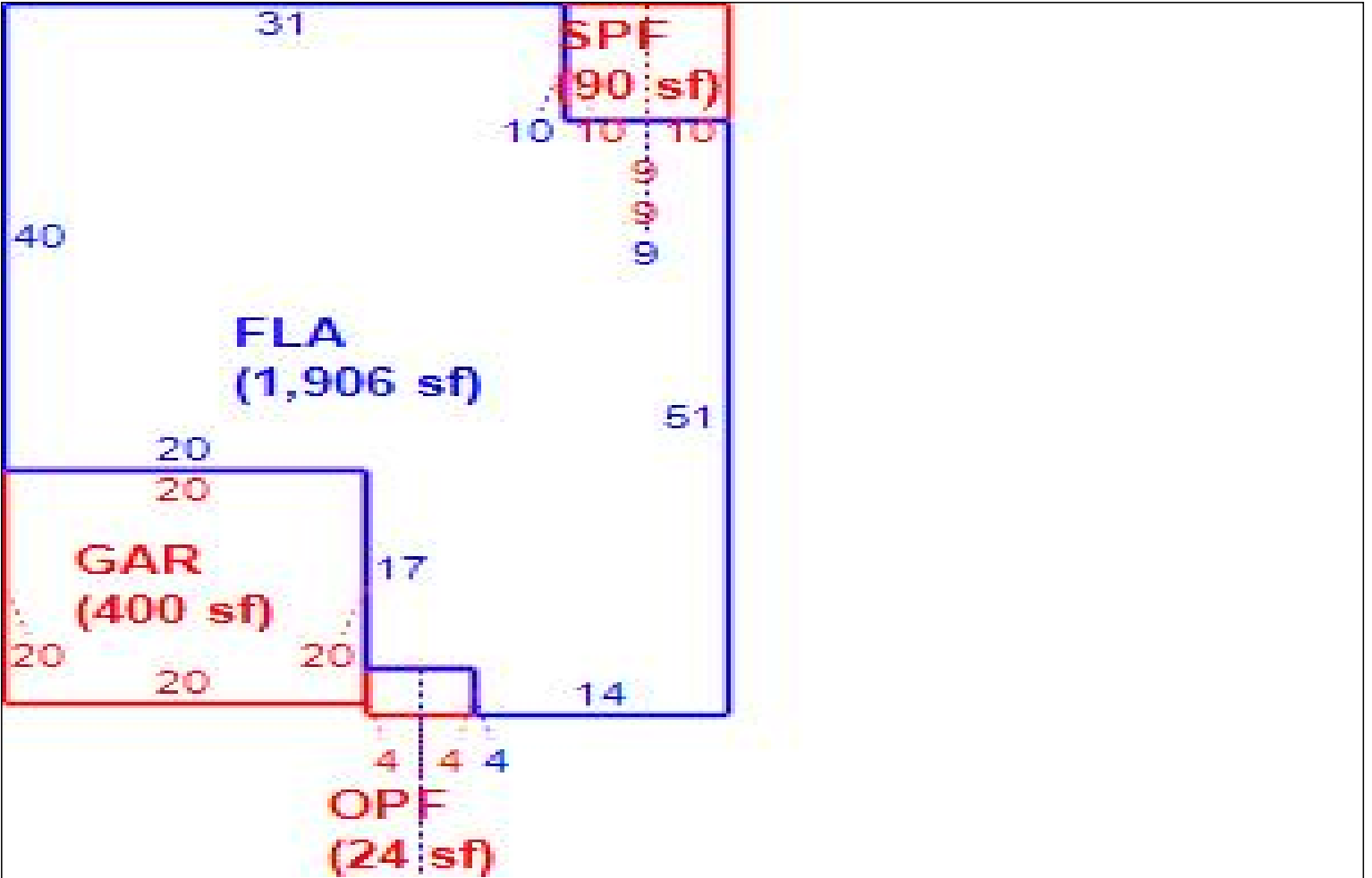
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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

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

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 263,523 Deprec Bldg Value 255,617 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	1,906	1,906	1906	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	115.86	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	263,523	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	90	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,906	2,420	1,906	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	255,617			

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

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0465 Comp 3
 12/5/2024 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	
2019	SALE	01-01-2018	04-05-2019	1	0099	CHECK VALUE	03-08-2019		
2007	BR05-01727	01-18-2006	07-11-2006	170,108	0000	SFR/1109 LONGVILLE CIR	07-11-2006		
2007	IMPS	01-04-2006	07-11-2006	1	0000	SFR FOR 07	07-11-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145025	6248 2040	11-16-2023	WD	Q	01	I	343,000	039	HOMESTEAD	2024	25000	
2018128698	5193 0236	10-31-2018	WD	Q	Q	I	193,500	059	ADDITIONAL HOMESTEAD	2024	25000	
	3184 1100	06-07-2006	WD	Q	Q	I	254,800					
	3048 0198	11-30-2005	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	
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

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