



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **386411**

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0491	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information FKHSFR PROPCO DLP			
Taxpayer name: FirstKey Homes; SPH Property One LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	21-19-26-060000003500 1761 College Park Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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. At the hearing, you have the right to have witnesses sworn.			
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. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0491	Alternate Key: 3864111	Parcel ID: 21-19-26-0600-000-03500	
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 1761 COLLEGE PARK DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name FKH SFR PROPCO D LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 283,761	\$ 283,761	
2. Assessed or classified use value, *if applicable	\$ 283,761	\$ 283,761	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 283,761	\$ 283,761	

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

Last Sale Date 3/19/2021 **Price:** \$246,300 Arm's Length Distressed Book 5676 Page 2157

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3864111	3864155	3840310	3927932
Address	1761 COLLEGE PARK DR TAVARES	1756 COLLEGE PARK DR TAVARES	1109 LONGVILLE CIR TAVARES	1812 IRBY CT TAVARES
Proximity		SAME SUB	0.37 MILE	0.48 MILE
Sales Price		\$365,000	\$343,000	\$356,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.40%	0.40%
Adjusted Sale		\$320,470	\$292,922	\$304,024
\$/SF FLA	\$143.10 per SF	\$173.51 per SF	\$153.68 per SF	\$162.84 per SF
Sale Date		5/24/2023	11/16/2023	11/28/2023
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	1,983	1,847	6800	1,906	3850	1,867	5800
Year Built	2012	2008		2006		2023	-10000
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	Y	Y		Y		Y	
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 4.1%	-13200	Net Adj. 1.3%	3850	-Net Adj. 1.4%	-4200
		Gross Adj. 8.4%	26800	Gross Adj. 1.3%	3850	Gross Adj. 5.2%	15800
Adj. Sales Price	Market Value \$283,761	Adj Market Value	\$307,270	Adj Market Value	\$296,772	Adj Market Value	\$299,824
	Value per SF 143.10						

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.

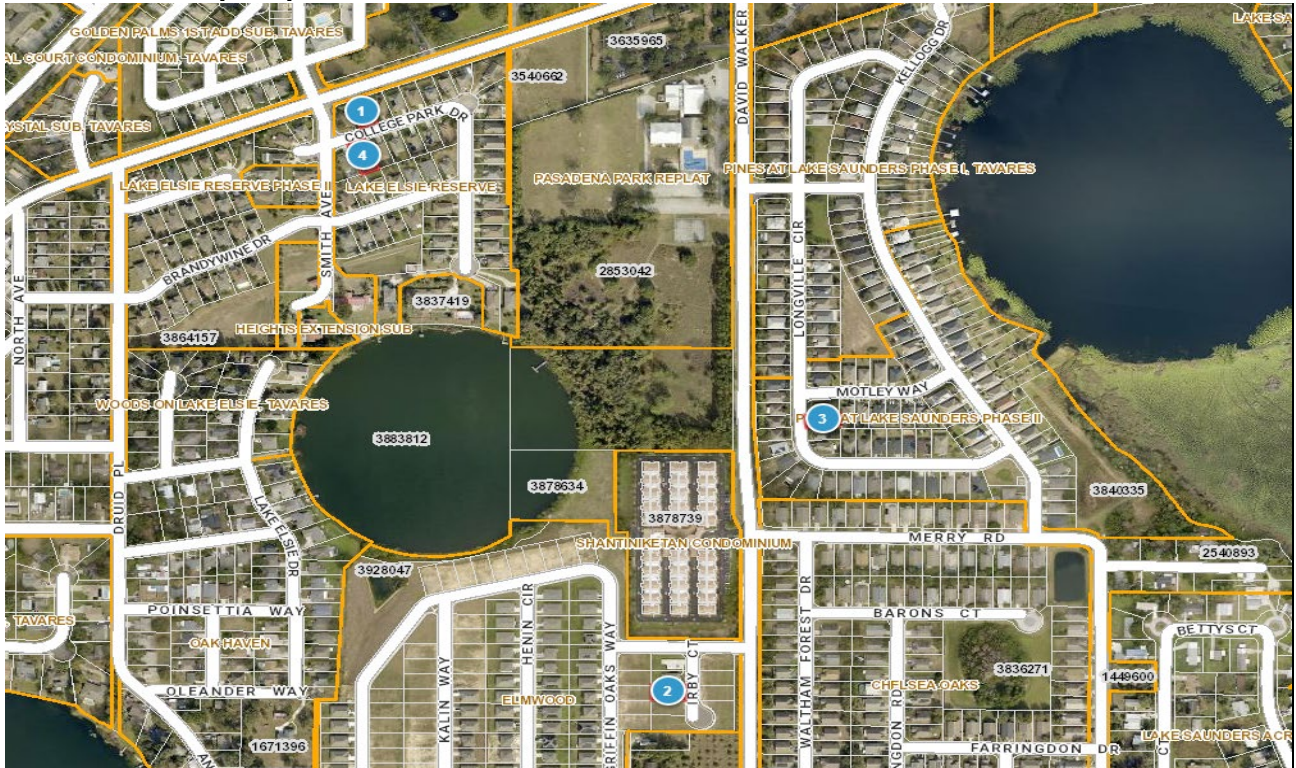
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/6/2024

2024-0491 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3864111	1761 COLLEGE PARK DR TAVARES	-
2	COMP 3	3927932	1812 IRBY CT TAVARES	0.48 MILE
3	COMP 2	3840310	1109 LONGVILLE CIR TAVARES	0.37 MILE
4	COMP 1	3864155	1756 COLLEGE PARK DR TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3864111
Parcel ID 21-19-26-0600-000-03500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0491 Subject
PRC Run: 12/6/2024 By

Card # 1 of 1

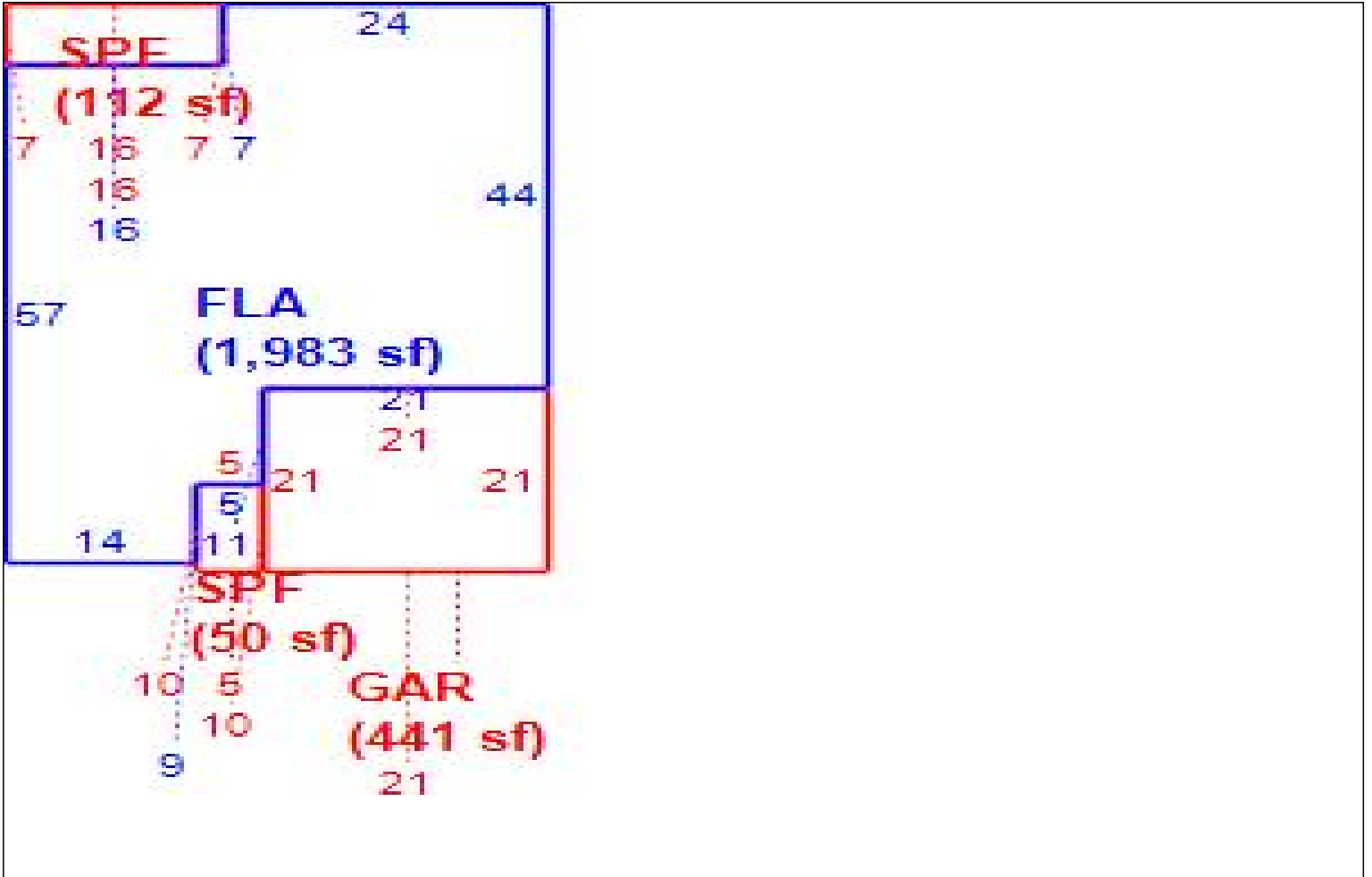
Current Owner		
FKH SFR PROPCO D LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 1761 COLLEGE PARK DR		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 02-19-201

Legal Description
LAKE ELSIE RESERVE PB 61 PG 77-79 LOT 35 ORB 5676 PG 2157

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	1.25	1.000	1.000	0	56,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,250		
Classified Acres		0		Classified JV/Mkt		56,250		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 234,547 Deprec Bldg Value 227,511 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	1,983	1,983	1983	2012	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	98.89	Quality Grade	655	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	162	0	234,547	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,983	2,586	1,983	Building RCNLD	227,511				

Alternate Key 3864111
 Parcel ID 21-19-26-0600-000-03500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0491 Subject
 PRC Run: 12/6/2024 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	04-09-2019	1	0099	CHECK VALUE	02-19-2019		
2017	16-00001414	11-28-2016	04-14-2017	750	0003	SHED 6X8	04-14-2017		
2014	13-00000704	07-19-2013	05-12-2014	900	0002	SCRN IN LANAI	05-12-2014		
2013	12-00000563	07-24-2012	12-19-2012	253,299	0001	SFR 4/2 1761 COLLEGE PARK DR	12-19-2012	09-21-2012	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021044130	5676 2157	03-19-2021	WD	Q	01	I	246,300					
2021018878	5640 1704	02-05-2021	WD	Q	01	I	246,100					
2018132632	5197 1395	11-09-2018	WD	Q	Q	I	223,000					
2018053255	5106 1201	04-30-2018	WD	U	U	I	100					
2016097185	4836 1212	09-14-2016	WD	Q	Q	I	199,900					
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	
56,250	227,511	0	283,761	0	283761	0.00	283761	283761	283,761	

Parcel Notes

10 LOC FROM 116 FD 121409
 10TR ATTEMPTED NOT KNOWN 1604 GREENWOOD BLVD STE 106 LAKE MARY FL 32746 5420
 4049/55 MASTERPIECE HOMES LLC TO KB HOME ORLANDO LLC
 4049/55 M SALE INCL OVER 25 PARCELS IN LAKE ELSIE RESERVE
 4223/1728 KB HOME ORLANDO LLC TO EUZEMA JR & DERYL SMITH HW
 13X TVADX IS APPROVED FOR EUZEMA SMITH JR CMD 120412
 14FC OPF3 TO SPF OPF4 TO SPF TJW 051214
 16CC TVADX SURVIVING SPOUSE APP SUBMITTED FOR 17 WILL MAIL ML DB 051016
 16CC RECD ML DB 051816
 16 EUZEMA SMITH JR 91 DECEASED 040116 STATE DEATH LIST FILE 2016053191 CB 052416
 16X OWNER MOVED HX OUT 2017 LTR RRB 092116
 4836/1212 DERYL SMITH TO BRUCE E & PATRICIA C LYBRAND HW
 17X DERYL SMITH APPLIED FOR WX 2017 DENY BECAUSE PROPERTY SOLD RRB 100616
 17X COURTESY HX CARD SENT 102516
 17CC SUBMITTED HX PORT SOS APP WILL SUBMIT INCOME FOR 2016 NT 121416
 17CC SUBMITTED PROOF OF INCOME TF 022417
 17 CLOSE PERMIT LOW VALUE UBU NOT ASSESSED TJW 041417
 5106/1201 BRUCE E & PATRICIA C LYBRAND TTEES OF THE LYBRAND FAMILY TRS DTD 043018
 5197/1395 PATRICIA C & BRUCE E LYBRAND INDIV AND AS CO TTEES TO MICHAEL RYAN MULLINS SINGLE
 19X COURTESY HX CARD SENT 010219
 19CC DENY PORT DID NOT HAVE HX IN LAST 2 YEARS KCH 022019
 19FC SFR GOOD COND NO PHYS CHG JDB 021919
 19X CERTIFIED DENIAL MAILED TO 1761 COLLEGE PARK DR TAVARES FL 32778 RETURNED UNCLAIMED INFO SCANNED DB 062619
 5640/1704 MICHAEL RYAN MULLINS TO SPH PROPERTY ONE LLC

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Alternate Key 3864155
 Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0491 Comp 1
 PRC Run: 12/6/2024 By

Card # 1 of 1

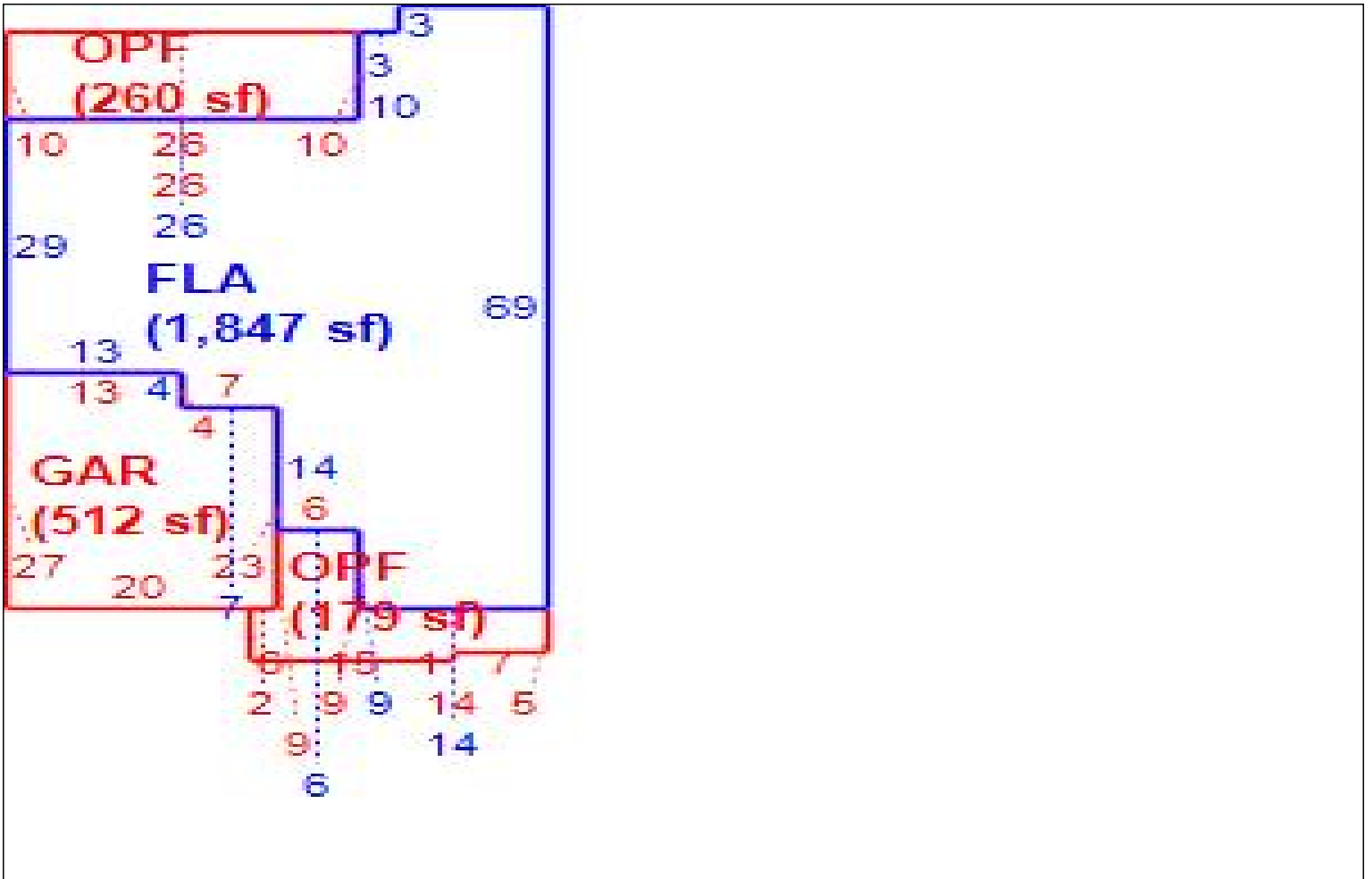
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

Property Location		
Site Address 1756 COLLEGE PARK DR		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 LAKE ELSIE RESERVE PB 61 PG 77-79 LOT 79 ORB 6151 PG 493

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	1.25	1.000	1.000	0	56,250	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,250			
Classified Acres		0		Classified JV/Mkt		56,250		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 225,639 Deprec Bldg Value 218,870 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail						
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms					
FLA	FINISHED LIVING AREA	1,847	1,847	1847	2008			3					
GAR	GARAGE FINISH	0	512	0	Effective Area	1847	No Stories	1.00	Full Baths	2			
OPF	OPEN PORCH FINISHE	0	439	0	Base Rate	99.22	Quality Grade	655	Half Baths	0			
TOTALS					1,847	2,798	1,847	Building RCN	225,639	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0			
					% Good	97.00	Roof Cover	3	Type AC	03			
					Functional Obsol	0							
					Building RCNLD	218,870							

Alternate Key 3864155
Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0491 Comp 1
PRC Run: 12/6/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	171.00	SF	35.00	2008	2008	5985.00	85.00	5,087
PLD2	POOL/COOL DECK	327.00	SF	5.38	2008	2008	1759.00	70.00	1,231
SEN2	SCREEN ENCLOSED STRUCTURE	1043.00	SF	3.50	2008	2008	3651.00	60.00	2,191
PUG2	POOL UPGRADE	1.00	UT	4000.00	2008	2008	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	IMPS	05-22-2010	04-11-2011	1	0008	CHECK FLA BACK TO GCF FOR 11	04-11-2011		
2009	RA07-00745	03-26-2008	06-19-2008	3,794	0000	SEN 898SF	06-19-2008		
2009	PL07-00577	03-26-2008	06-19-2008	21,000	0000	POL FOR 09	06-19-2008		
2009	BR07-00492	03-26-2008	06-19-2008	176,738	0000	SFR FOR 09	06-19-2008		
2008	PL07-00577	07-17-2007	03-26-2008	21,000	0000	POL 12X24 W/DECK	03-26-2008		
2008	BR07-00492	06-26-2007	03-26-2008	176,738	0000	SFR 1756 COLLEGE PARK DR *SEE N	03-26-2008		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064200	6151	0493	05-24-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
	3923	2316	05-14-2010	WD	Q	Q	I	173,500	059	ADDITIONAL HOMESTEAD	2024	25000
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	
56,250	218,870	11,909	287,029	0	287029	50,000.00	237029	262029	287,120	

Parcel Notes

07BP BR07-00492 AND PL07-00577 KEYED TO THIS AK AS PER PHYS LOCATION ON PERMIT NO OTHER INFO GIVEN DW 121207
 09FC FLA3 IS ENCLOSED FROM GCF FOR OFFICE UNTIL MODEL/OFFICE BECOMES SFR MB 061908
 3923/2316 MASTERPIECE HOMES LLC SUCC BY MERGER TO MASTERPIECE HOMES INC TO JEFFREY A & EVA L BENEVIT HW
 11FC SFR GOOD COND FLA3 TO GCF JDB 041111
 6151/493 JEFFREY A & EVA L BENEVIT TO PATRICIA A & BRIAN P SMITH HW
 24CC EFILE HX APP CP 011624

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0491 Comp 2
 PRC Run: 12/6/2024 By

Card # 1 of 1

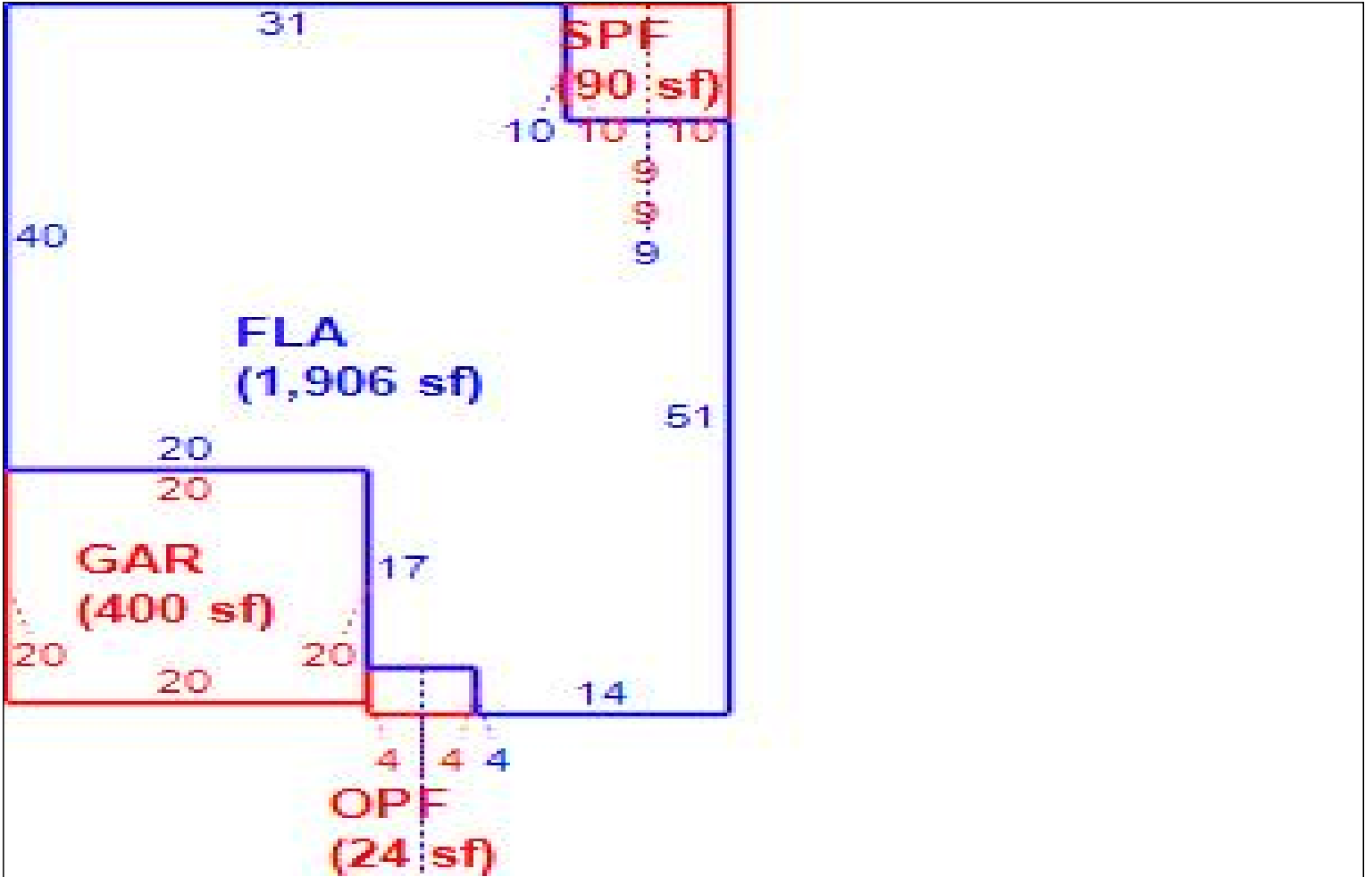
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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					
GAR	GARAGE FINISH	0	400	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	24	0	115.86	Quality Grade	680	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	90	0	263,523	Wall Type	03	Heat Type	6	
					Condition	EX		Fireplaces	0	
					% Good	97.00				
					Functional Obsol	0	Foundation	3		
					Building RCNLD	255,617	Roof Cover	3	Type AC	03
TOTALS		1,906	2,420	1,906						

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0491 Comp 2
 PRC Run: 12/6/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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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Alternate Key 3927932
 Parcel ID 27-19-26-0020-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0491 Comp 3
 PRC Run: 12/6/2024 By

Card # 1 of 1

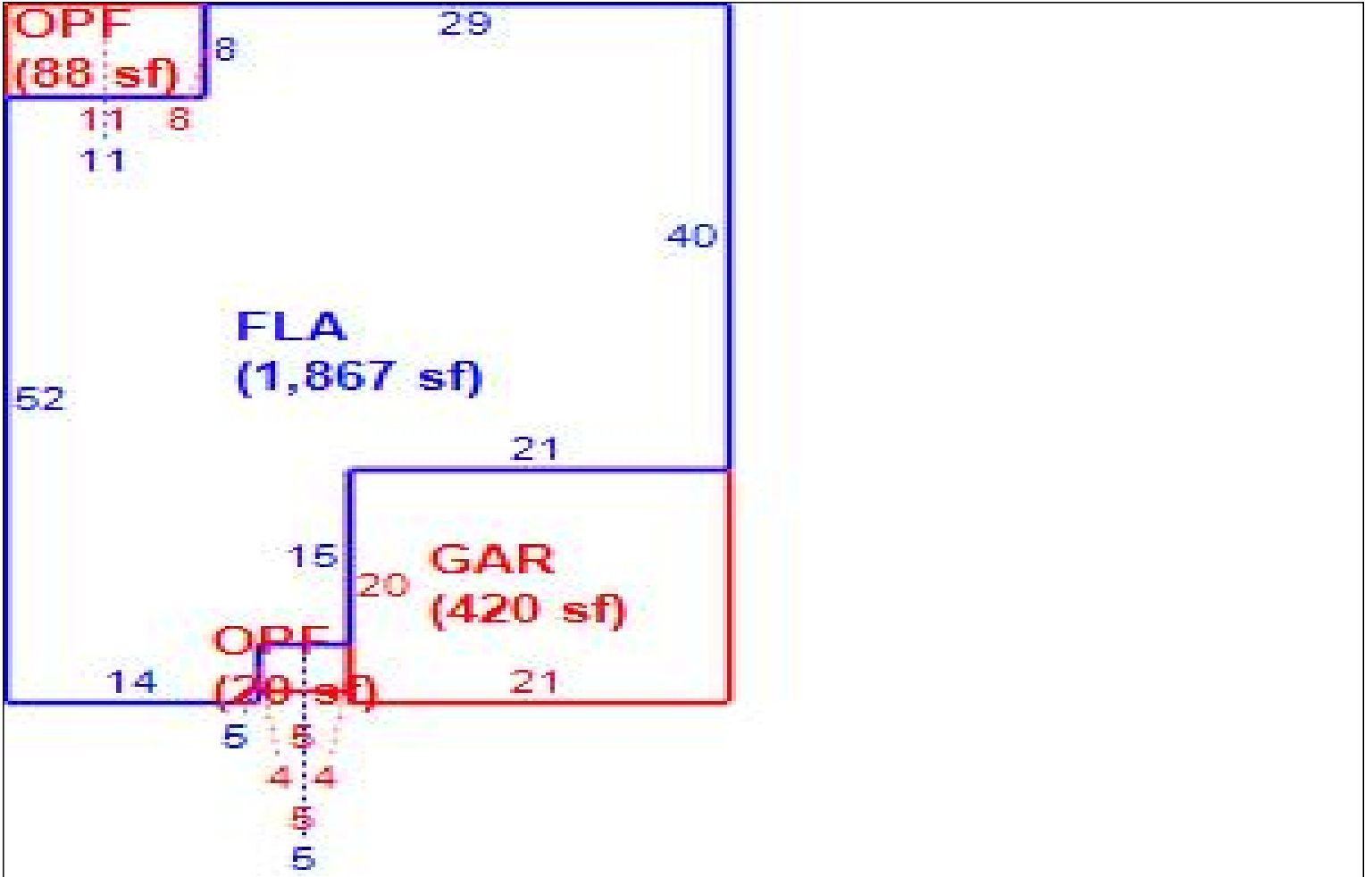
Current Owner		
GARCIA FRANDIMARYS V AND DIMARYS D		
1812 IRBY CT		
TAVARES	FL	32778

Property Location			
Site Address 1812 IRBY CT			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-23-202

Legal Description
ELMWOOD PB 75 PG 84-86 LOT 6 ORB 6251 PG 1025

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 250,283
Deprec Bldg Value 250,283		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	1,867	1,867	1867	2023	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	111.97	Quality Grade	675	Half Baths	
OPF	OPEN PORCH FINISHE	0	108	0	250,283	Wall Type	03	Heat Type	6
TOTALS		1,867	2,395	1,867	VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	250,283			

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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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024	23-551	04-21-2023	02-23-2024	231,358	0001	SFR 4BR/2BA 1812 IRBY CT	02-23-2024	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023147211	6251 1025	11-28-2023	WD	Q	03	I	356,000	039	HOMESTEAD	2025	25000
2022061206	5948 0774	04-21-2022	WD	Q	05	V	3,963,800	059	ADDITIONAL HOMESTEAD	2025	25000
	0 0	01-01-1900		U	U		0				
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	250,283	0	295,283	0	295283	50,000.00	245283	270283	295,283

Parcel Notes

5948/774 M SALE INCL 58 LOTS IN ELMWOOD SUB HENIN SPRINGVIEW LLC TO D R HORTON INC
 6251/1025 D R HORTON INC TO FRANDIMARYS VALERA GARCIA UNMARRIED AND DIMARYS DE JESUS GARCIA DE VALERA MARRIED JTWROS
 24CC FRANDIMARY VALERA GARCIA AND DIMARYS DE JESUS GARCIA DE VALERA SUBMITTED HX APP WITH ASYLUM DOCUMENTS NT 101524

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