

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3836/44

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 THE PERTITIONER PART 1. Taxpayer Information FKH-SFR PROPCO H UP Taxpayer name: FirstKey Homes; Miah Azim Representative: Ryan, LLC c/o Robert Peyton Mailing address Ryan, LLC		COMPLETED BY GLE	rix of the val	LIE ADJUSTM	ENT BOARD (N	YAE)
PART 1. Taxpayer Information FL4-SER PROPCO IF LP Taxpayer name: Firstkey Homes; Miah Azim Representative: Ryan, LLC c/o Robert Peyton Mailing address Ryan, LLC for notices 15220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 Parcel ID and physical address 27.19-26-0075-000-02100 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 Ø email and tax occuments that support my statement. I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I valin ot attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property Parkes. 1-4 units Industrial and miscellaneoucj. High-water recharge Historic commercial mericial or classification Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machiney, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. Include a date-stamped copy of application.) I rangible personal property value (You must have timely filed a Qualifying improvement (s. 193.155	Petition # 302	24-0498	1 -		-	Date received 9.12.24
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	of your property rec information redacte	ord card containing informa d. When the property appra	tion relevant to th	e computation of	f your current as	sessment, with confidential

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	H	
Complete part 3 if you are representing yourself or if you are aut without attaching a completed power of attorney or authorization	for representation to this form.	-
Written authorization from the taxpayer is required for access to collector.	conidential mornation from the prop	erty appraiser of tax
I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the pr petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	ture employee or you are one of the follow	ving licensed
I am (check any box that applies):		
	(taxpayer or an affiliated enti	ity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 475,		D6182).
A Florida real estate broker licensed under Chapter 475, Flo). /
A Florida certified public accountant licensed under Chapter		
I understand that written authorization from the taxpayer is required appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization to fi	le this petition on the taxpayer's beha	If, and I declare that I
am the owner's authorized representative for purposes of filing t under s. 194.011(3)(h), Florida Statutes, and that I have read th	his petition and of becoming an agent	for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	20 10 10 10 10	
Complete part 5 if you are an authorized representative not liste	d in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employee	es listed in part 4 above
Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR I the taxpayer's authorized	ments of Part II of Chapter 709, F.S., e d signature is in part 3 of this form.	executed with the
I am an uncompensated representative filing this petition AN	ID (check one)	
the taxpayer's authorization is attached OR in the taxpayer	's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is requarpraiser or tax collector.	lired for access to confidential informa	tion from the property
Under penalties of perjury, I declare that I am the owner's authors becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.	prized representative for purposes of f ו), Florida Statutes, and that I have re	iling this petition and of ad this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	<u>SIDENTI/</u>	<u>۱L</u>				
Petition #		2024-0498		Alternate	Key:	3836144	Parcel I	D: 27-19-26-00	75-000-02100
Petitioner Name	ROBERT	PEYTON, R	YAN LLC	Property	,	4026 WALTI	HAM FOREST D	Check if Mu	ultiple Parcels
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Address			VARES		
Other, Explain:				Address					
Owner Name	FKH SI	FR PROPCO) H LP	Value fro	n	Value befo	re Board Actio		Deend Astien
				TRIM Noti	се	Value prese	nted by Prop App	r value after l	Board Action
1. Just Value, rec	uired			\$ 295,	946	\$	295,94	6	
2. Assessed or c		ue. *if appli	cable	\$ 291,			291,79		
3. Exempt value,				\$	-		,		
4. Taxable Value,		-		\$ 291,	790	\$	291,79	0	
*All values entered	-	tv taxable va	lues. School an	,				-	
								De als	D
Last Sale Date	8/19/2021		ce: \$29		~			Book <u>5780</u>	
ITEM	Subje		Compar		_	Compar		Compara	
AK#	38361		3836		_	3840 1109 LONG		3864	
Address	4036 WALTHAI DR	WFUREST	2437 ME TAVA			TAVA		1756 COLLEG TAVA	
Proximity			SAME		+	0.17		0.46 N	
Sales Price			\$327	_		\$343,		\$365,0	
Cost of Sale			-15			-15		-15	
Time Adjust			2.4	0%		0.40	0%	2.80	1%
Adjusted Sale			\$285,	,798		\$292,	922	\$320,4	470
\$/SF FLA	\$167.01 p	oer SF	\$150.26	per SF		\$153.68	per SF	\$173.51	per SF
Sale Date			6/12/2	2023		11/16/	/2023	5/24/2	023
Terms of Sale			✓ Arm's Length [Distressed	\checkmark	Arm's Length	Distressed	✓ Arm's Length	Distressed
				-	-				
Value Adj.	Description		Description	Adjustment		Description	Adjustment	Description	Adjustment
Fla SF	1,772		1,902	-6500		1,906	-6700	1,847	-3750
Year Built	2005		2006			2006		2008	
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		PATIO			Y	-5000	Y	-5000
Pool	N		N	0	_	N	0	Y	-20000
Fireplace	0		0	0		0	0	0	0
AC	Central		Central	0	_	Central	0	Central	0
Other Adds	N		N		+	N		N	
Site Size					+				
Location	RESIDENTIAL		RESIDENTIA					RESIDENTIAL	·
View	STREET		STREET			STREET		STREET	
			-Net Adj. 2.3%	-6500		-Net Adj. 4.0%	-11700	-Net Adj. 9.0%	-28750
			Gross Adj. 2.3%	6500	(Gross Adj. 4.0%	11700	Gross Adj. 9.0%	28750
	Market Value	\$295,946	Adj Market Value	\$279,298	Ac	lj Market Value	\$281,222	Adj Market Value	\$291,720
Adj. Sales Price	Value per SF	167.01							
	•		1						

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.

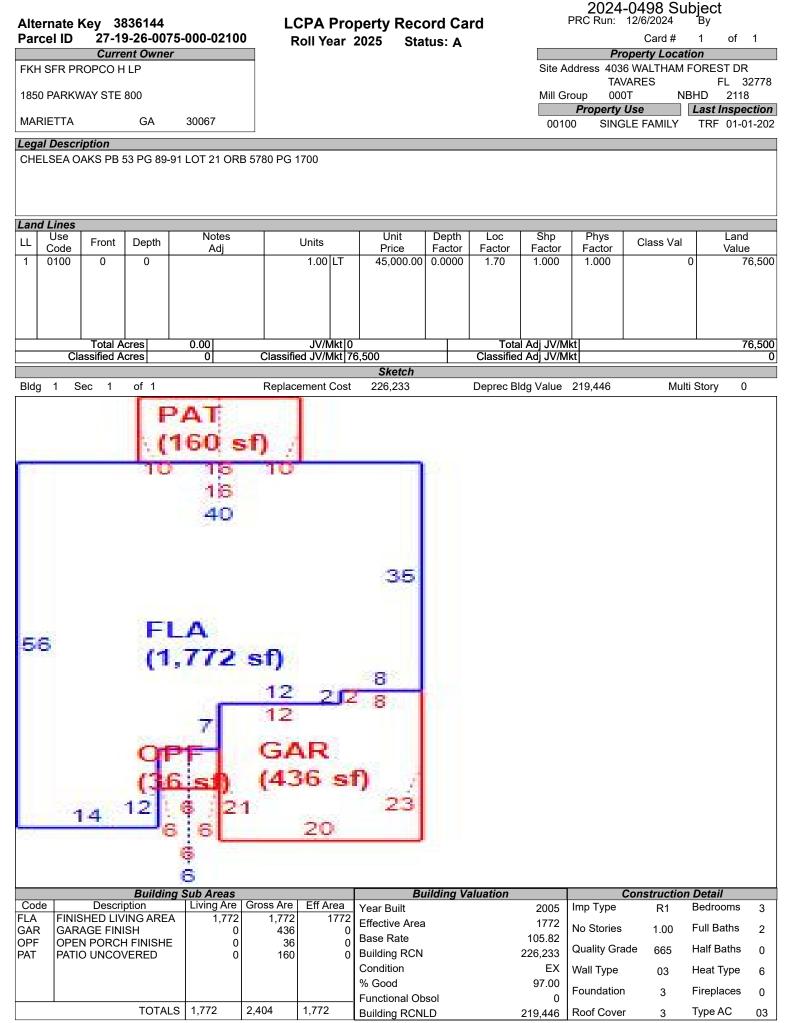
DEPUTY: CHRISTOPHER QUANTE

DATE 12/6/2024

2024-0498 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3836183	2437 MERRY RD TAVARES	SAME SUB
2	SUBJECT	3836144	4036 WALTHAM FOREST DR TAVARES	
3	COMP 2	3840310	1109 LONGVILLE CIR TAVARES	0.17 MILE
4	COMP 3	3864155	1756 COLLEGE PARK DR TAVARES	0.46 MILE
5				
6				
7				
8				



LCPA Property Record Card Roll Year 2025

Status: A

2024-0498 Subject PRC Run: 12/6/2024 Ъν

> Card # 1 of 1

							eatures				
			*On	nly the first	10 ree	cords a	re reflected	below			
Code	Desci	ription	Units	Туре	Unit I	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
								1	1		
		1				ng Per	mits			1	
Roll Yea		Issue Date	Comp Date	Amour		Туре		Descriptio	n	Review Date	CO Date
1		01 01 0010	04 00 0040	1	4	0000				1 10 00 0010	

Roll Year	Permit	ID	Issue Da	ate Comp I	Date	Am	nount	Туре		Descrip	otion	Review D	Date	CO Date
2019	SALE		01-01-20	04-02-2	2019			1 0099	CHECK VALU	E		12-03-20	018	
	BR05-011	06	08-12-20	05 02-16-2	2006		157,09	1 0000	SFR 4036 WA	LTHAM I	FOREST DR			
				Sales Inform	nation						Exer	nptions		
Instrume	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	า	Year	Amount
202111	7614	5780	1700	08-19-2021	WD	Q	01	I	299,000					
201809	0870	5149		07-03-2018	WD	Q	Q	1	175,000					
		3915		05-03-2010	WD	U	U	1	100,000					
		3915		04-29-2010		U	U		100					
		3867	1816	01-13-2010	СТ	U	U	I	100					
											1	Total		0.00
												rotar		

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	219,446	0	295,946	0	295946	0.00	295946	295946	295,946
				Parcel	Notes				
06FC SFR VAC	CANT NO FOR S	SALE SIGN MB	021606						
3106/2366 MIC	HAEL MC PHE	FERS MARRIE	C						
3714/1339 MIC	HAEL MC PHE	FERS MARRIE	C						
3867/1816 CT	VS MICHAEL M	C PHETERS S	OLD TO SUNTR	JST MORTGAGE	E INC				
3915/1824 SUI	NTRUST MORT	GAGE INC TO I	DEUTSCHE BAN	IK TRUST CO AN	MERICAS TTEE				
3015/1826 DEI	ITSCHE BANK	TRUST CO AM	AERICAS TTEE		AO MARRIED A		ANT DATEL LIN		V

DEUTSCHE BANK TRUST CO AMERICAS TTEE TO NAEEM UL HAQ MARRIED AND CHANDRAKANT PATEL UNMARRIED ONLY 5149/1905 NAEEM UI HAQ & SAIMA ABBASI AND CHANDRAKANT PATEL TO AZIM MIAH MARRIED

5149/1905 GRANTORS MIDDLE NAME IS SPELLED DIFFERENT UI VS UL

18X COURTESY HX CARD SENT 092018

19FC SFR GOOD COND NO PHYS CHG JDB 120318

19X COURTESY HX CARD SENT 010219

20CC SUBMITTED HX APP KCH 121719

20X UNABLE TO LOCATE SPOUSE INFO FOR MIAH AZIM ACCURINT GIVES NO INFO FOR SSN GIVEN ON APP JRF 122319

5780/1700 AZIM MIAH & TANIA NIN TO FKH SFR PROPCO H LP

22TR NOT DELIVERABLE AS ADDRESSED 1850 PARKWAY PL SE STE 800 MARIETTA GA 30067 8260

***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.**

Alterr Parce		36183)-26-0075- nt Owner	000-0590	-	CPA Pro Coll Year	perty Reco 2025 Sta	ord Ca tus: A	ırd		PRC Run: 1	0498 Co 2/6/2024 Card # Derty Loca	By 1 of	1
ABBO	TT LA SALLE	int Owner		_					Site A	ddress 2437	MERRY RE)	
2437 N	MERRY RD								Mill G		ARES - N	FL BHD 21 [,]	32778 18
TAVAF	RES	FL 32	778-5752						001	Property U	'se .E FAMILY	Last Insp PJF 01-	ection
Legal	Description												01 202
	SEA OAKS PB 5	53 PG 89-91	LOT 59 ORI	3 6161 PG ⁻	117								
Land L			Notes			Unit	Depth	Loc	Shp	Phys		Lar	nd
	Code	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Val	ue
1 C	0100 0	0			1.00 LT	45,000.00	0.0000	1.70	1.000	1.000		0	76,500
	Total A Classified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 7	6 500		Tota Classified	Adj JV/M				76,500 0
			<u> </u>		•	Sketch				•			
Bldg	1 Sec 1	of 1	-	Replac	ement Cost	239,752		Deprec Bl	dg Value	232,559	Mul	lti Story	0
38 22 G	FL	A 902 22 1 22 1 (40 1 5 1	7	16	8								
			6										
Code	Descrip	Building S	Sub Areas	Gross Are	Eff Area		ilding V	aluation	0000		onstructio		~
FLA	FINISHED LIV	ING AREA	1,902	1,902	1902	Year Built Effective Area			2006 1902	Imp Type	R1	Bedrooms	Ŭ
GAR OPF	GARAGE FINI		0	440 40	0 0	Base Rate			105.48	No Stories	1.00	Full Baths	-
PAT	PATIO UNCOV		Ő	160	Ő	Building RCN			239,752	Quality Grad		Half Baths	•
						Condition % Good			EX 97.00	Wall Type	03	Heat Type	
		TOT:: 6	4.000	0.540	1.000	Functional Ob			0	Foundation	3	Fireplaces	
		TOTALS	1,902	2,542	1,902	Building RCN	D		232,559	Roof Cover	3	Type AC	03

8

LCPA Property Record Card

2024-0498 Comp 1 PRC Run: 12/6/2024 By

Total

0.00

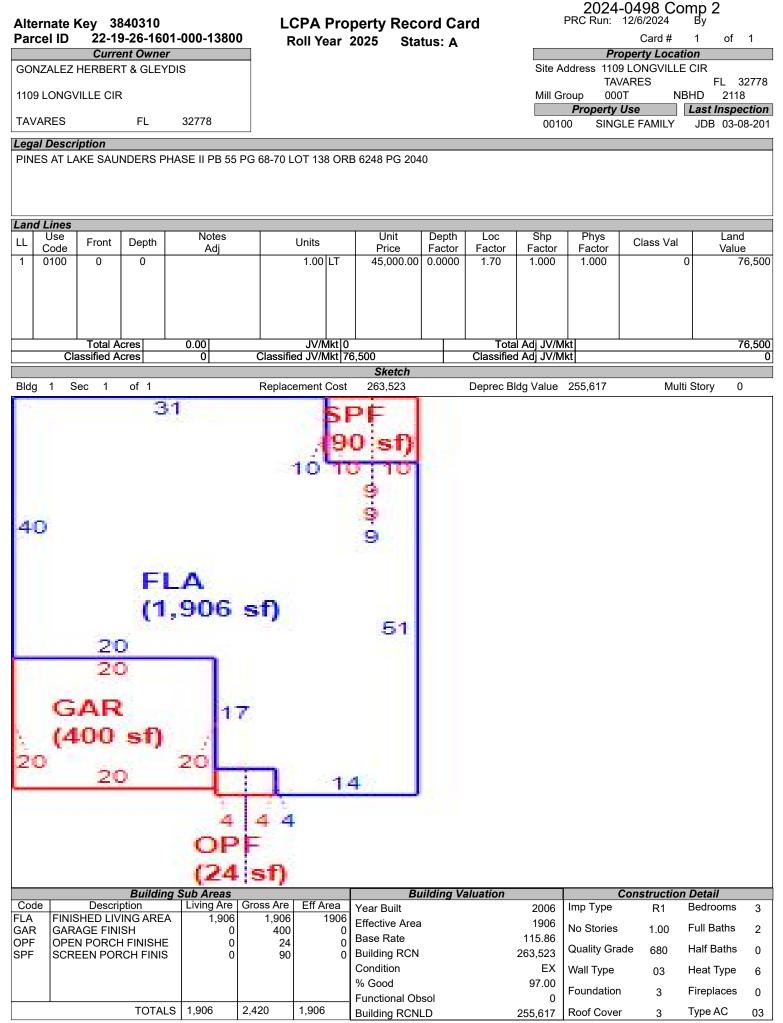
Parcel I	D 27-1	9-26-0	075-00	0-05900			r 202	-	itus: A			Card #	1	of 1
					* O nh			aneous F records a	eatures re reflected b	elow				
Code		Descri	ption	Un	-	Type		it Price	Year Blt	Effect Y	r RCN	%Good	An	r Value
		2000.1				.) 0							· · · ·	
							Bui	Iding Peri	mits					
Roll Year	r Permit	ID	Issue Da	ate Comp [Date	Am	ount	Type		Descri	otion	Review [Date	CO Date
2007	BR05-017	737	01-10-20	06 07-06-2	2006		168,24	8 0000	SFR 3/BR 24	37 MERR	Y RD	07-06-2	006	
				Sales Inform	ation						Fxe	emptions		
Instru	ment No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Year	Amou
2023	072195	6161		06-12-2023	WD	Q	01	1	327,000					
2017	053454	4945	1277	05-10-2017	WD	Q	Q	I	157,000					
	037174 053449	4925 4945		03-31-2017	PO	U U	U U		0					
	053449 011349	4945		03-23-2017 10-04-2016	QC AD	U	U		100 0					

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	232,559	0	309,059	0	309059	0.00	309059	309059	309,059

Parcel Notes

07TR KEYED FORWARDING ADDR OF 15835 SW 109TH CT MIAMI 33157 3648/557 CT VS RAFAEL & SARAH SANCHEZ SOLD TO FREMONT INVESTMENT AND LOAN CO 3681/276 HSBC BANK USA NA TTEE UNDER THE POOLING AND SERVICING AGRMT DTD 090106 FREMONT HOME LOAN TRUST 2006-C TO ROGER W SHERMAN AND PEYTON B SHERMAN ONLY 09X ROGER AND PEYTON ARE MARRIED PER HX APP 3945/31 ROGER W SHERMAN AND PEYTON B SHERMAN TO PEYTON B SHERMAN SINGLE 4149/1174 PEYTON B DAVIS FKA PEYTON B SHERMAN & TRACY DAVIS TO PEYTON B DAVIS MARRIED 15X RENEWAL CARD RETURNED WITH A NEW ADDRESS OF 603 WILLIS AVE WILDWOOD 34785 15X OWNER DID NOT OCCUPY THE PROPERTY AS PERMANENT RESIDENCE AS OF JANUARY 1ST 4624/459 PEYTON B DAVIS FKA SHERMAN TO EDMUND M & SHARON K BARGERT HW 4625/1285 EDMUND M & SHARON K BARGERT TTEES OF THE EDMUND M & SHARON K BARGERT REVC TRS DTD 102098 15X COURTESY HX CARD SENT 062215 16X 2016 HX APP SUBMITTED KSF 011216 4721/2217 EDMUND M & SHARON K BARGERT TTEES TO BRIAN M BARGERT SINGLE 16TR UNABLE TO FORWARD FOR REVIEW 6306 SAILBOAT AVE TAVARES FL 32778 9217 CHNG MAIL ADR TO LOC ADR RRB 090216 17 BRIAN MICHAEL BARGERT 45 DECEASED 121316 STATE DEATH LIST FILE 2016187819 SHH 011917 17X REMOVED HX DUE TO OWNER BEING DECEASED DB 020217 4896/1654 POST DEED ONLY AD EDMUND M & SHARON K BARGERT REVC TRS 102098 TO BRIAN M BARGERT ALREADY IN GRANTEES NAME 4925/2279 ORDER OF SUMMARY ADMIN FOR EST OF BRIAN MICHAEL BARGERT PROP TO MIRANDA BARGERT 4945/1263 DEED IN LIEU OF FORECLOSURE MIRANDA BARGERT QCS TO EDMUND M BARGERT AND SHARONG K BARGERT TTEES OF THE EDMUND M BARGERT AND SHARON K BARGERT REVC TRS DTD 102098 4945/1277 EDMUND M BARGERT AND SHARON K BARGERT TTEES TO MARY LYNN MC KENZIE 17X COURTESY HX CARD SENT 062117 18 MLS NOT FOUND TJW 081817 ***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



LCPA Property Record Card

2024-0498 Comp 2 PRC Run: 12/6/2024 By

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<u></u>									re reflected b				-	<u>.,, .</u>
Code		Descrip	tion	(Inits	Туре	Un	it Price	Year Blt	Effect Y	RCN	%Good	Apr	· Value
	·			1 -	- 1			lding Peri	mits			1		
Roll Year			Issue Da			Am	ount	Туре		Descrip	otion	Review D		O Date
2019	SALE BR05-017		01-01-20 01-18-20				170,10	1 0099 8 0000	CHECK VALU SFR/1109 LO		CIP	03-08-20		
2007	IMPS	21	01-04-20				170,10	1 0000	SFR FOR 07	INGVILLE	CIR	07-11-20		
2007			01-04-20	00 07-11	2000							07-11-20		
	÷			Sales Infor	mation						Exei	mptions		
Instrum	nent No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amou
	45025	6248	2040	11-16-2023		Q	01	I	343,000	039	HOMESTEA		2024	
20181	28698	5193	0236	10-31-2018		Q	Q		193,500	059	ADDITIONAL HOM	IESTEAD	2024	250
		3184 3048	1100 0198	06-07-2006		Q U	Q M	I V	254,800					
		3040	0190	11-30-2003			111	v	'					
												Total		50,000
								ue Summ						
							Val		arv					
Land Val	ue Bldg	Value	Misc	√alue Ma	rket Valu	ie De	ferred /			Cnty Ex A	mt Co Tax Val	Sch Tax V	/al Prev	ious Val
	-					ie De		Amt As	ssd Value C	-				
Land Val 76,500	-	Value 5,617			rket Valu 332,117	ie De	ferred <i>i</i> 0	Amt As	ssd Value C 332117	Cnty Ex A 50,000.0		Sch Tax \ 307117		ious Va 32,117
76,500) 255	5,617	() :	332,117	ie De	ferred <i>i</i> 0	Amt As	ssd Value C 332117	-				
76,500 8 MAILIN) 255	5,617 HGD PE	R NCOA	INFO DW 08	332,117 0218	_	eferred / 0 Pa	Amt As arcel Not	ssd Value C 332117	-				
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76,500 8 MAILIN 193/236 I 9X COUF) 255 IG ADDR CH KEERA B & RTESY HX (5,617 IGD PE IVOR I I CARD SI	R NCOA FERREIR ENT 1120	INFO DW 08 A TO AMAD 18	332,117 0218	_	eferred / 0 Pa	Amt As arcel Not	ssd Value C 332117	-				
76,500 8 MAILIN 193/236 I 9X COUF 9CC SUE) 255 IG ADDR CH KEERA B & RTESY HX (BMITTED H)	5,617 IGD PE IVOR I I CARD SI K PORT	R NCOA FERREIR ENT 1120 APP KCH	INFO DW 08 A TO AMAD 18	332,117 0218 O & AM,	_	eferred / 0 Pa	Amt As arcel Not	ssd Value C 332117	-				
76,500 8 MAILIN 193/236 I 9X COUF 9CC SUE 9FC SFR 248/2040) 255 IG ADDR CH KEERA B & RTESY HX (BMITTED H) & GOOD CO) AMADIO &	5,617 IGD PE IVOR I I CARD SI CARD SI	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR) : : : : : : : : : : : : : : : : : : :	332,117 0218 0 & AM, 030819	ANDA A	eferred <i>i</i> 0 Pa ANDRE	Amt As arcel Note ONI HW	ssd Value C 332117 e s	-				
76,500 8 MAILIN 193/236 I 9X COUF 9CC SUE 9FC SFR 248/2040	IG ADDR CH KEERA B & RTESY HX (BMITTED H) GOOD CO	5,617 IGD PE IVOR I I CARD SI CARD SI	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR) : : : : : : : : : : : : : : : : : : :	332,117 0218 0 & AM, 030819	ANDA A	eferred <i>i</i> 0 Pa ANDRE	Amt As arcel Note ONI HW	ssd Value C 332117 e s	-				
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76,500 8 MAILIN 193/236 I 9X COUF 9CC SUE 9FC SFR 248/2040) 255 IG ADDR CH KEERA B & RTESY HX (BMITTED H) & GOOD CO) AMADIO &	5,617 IGD PE IVOR I I CARD SI CARD SI	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR) INFO DW 08 A TO AMAD 18 1 121918 L CHG JDB	332,117 0218 0 & AM, 030819	ANDA A	eferred <i>i</i> 0 Pa ANDRE	Amt As arcel Note ONI HW	ssd Value C 332117 e s	-				
76,500 8 MAILIN 193/236 I 9X COUF 9CC SUE 9FC SFR 248/2040) 255 IG ADDR CH KEERA B & RTESY HX (BMITTED H) & GOOD CO) AMADIO &	5,617 IGD PE IVOR I I CARD SI CARD SI	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR) INFO DW 08 A TO AMAD 18 1 121918 L CHG JDB	332,117 0218 0 & AM, 030819	ANDA A	eferred <i>i</i> 0 Pa ANDRE	Amt As arcel Note ONI HW	ssd Value C 332117 e s	-				
76,500 8 MAILIN 193/236 I 9X COUF 9CC SUE 9FC SFR 248/2040) 255 IG ADDR CH KEERA B & RTESY HX (BMITTED H) & GOOD CO) AMADIO &	5,617 IGD PE IVOR I I CARD SI CARD SI	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR) INFO DW 08 A TO AMAD 18 1 121918 L CHG JDB	332,117 0218 0 & AM, 030819	ANDA A	eferred <i>i</i> 0 Pa ANDRE	Amt As arcel Note ONI HW	ssd Value C 332117 e s	-				
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76,500 3 MAILIN 193/236 I 9X COUE 9FC SFR 248/2040 4CC EFII 4CC EFII) 255	5,617 HGD PE IVOR I I CARD SI OPORT ND NO AMANE CP 0122	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR 224	INFO DW 08 A TO AMAD 18 H 121918 L CHG JDB EONI TO HE	332,117 0218 0 & AM 030819 RBERT	ANDA A & GLEY	eferred / 0 PANDRE YDIS G	Amt As arcel Note ONI HW ONZALEZ	ssd Value C 332117 es 2 HW 2 HW	50,000.0	0 282117	307117	alorem pro	32,117
76,500 3 MAILIN 193/236 3X COUF 2CC SUE 248/2040 4CC EFII 4CC EFII 4CC EFII) 255	this Propadminist	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR 224	INFO DW 08 A TO AMAD 18 1 121918 L CHG JDB EONI TO HE	0218 0218 030819 RBERT	ANDA A & GLEN	eferred / 0 PANDRE YDIS G Seed by t	Amt As arcel Noto ONI HW ONZALEZ the Lake (tution, Sta	ssd Value C 332117 es 2 HW 2 HW County Propert tutes, and Adm	50,000.0	0 282117 er for the sole purpo e Code. The Lake C	307117	alorem priverty Appr	operty aiser
76,500 MAILIN 93/236 IX COUF CC SUE FC SFR 48/2040 CC EFII CC EFII	p 255	this Proj administ	R NCOA FERREIR ENT 1120 APP KCH PHYSICA DA ANDR 224	ord Card is caccordance	232,117 0218 0 & AM, 030819 RBERT RBERT	ANDA A & GLEN & GLEN	eferred / 0 Pa ANDRE YDIS G	Amt As arcel Note ONI HW ONZALEZ the Lake (tution, Sta and accura	Sounty Propert tutes, and Admacy of the data	50,000.0 y Apprais ninistrativ herein, it	0 282117	307117	alorem pri erty Appr pr equitat	operty aiser ole title

Alternate F	(ey 38	64155		L	CPA Prop	perty Reco	ord Ca	rd		2024-0 PRC Run: 12	0498 Co	omp 3	
Parcel ID			-000-07900	R	Roll Year 2	2025 Sta	tus: A			Bron	Card #	1 of	1
SMITH PATR		<i>nt Owner</i> BRIAN P		-					Site A	ddress 1756 (erty Loca COLLEGE		
1756 COLLE	GE PARK	DR							Mill G		N	FL 3	8
TAVARES		FL	32778						001	Property Us 00 SINGLE	SE E FAMILY	PJF 01-0	
Legal Descri	ption												
Land Lines	RESERV	E PB 61 P0	G 77-79 LOT 7	9 ORB 615	51 PG 493								
LL Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lano Value	
1 0100	0	0			1.00 LT	45,000.00	0.0000	1.25	1.000	1.000			56,250
Cla	Total Ad		0.00	Classifie	JV/Mkt 0 ed JV/Mkt 56	,250		Tota Classifie	i Adj JV/N d Adj JV/N	1kt		5	56,250 0
Bldg 1 S	ec 1	of 1	•		ement Cost	Sketch 225,639	·	Deprec B	da Value	218 870	Mul	lti Story 0))
						223,039		Depiec D	uy value	210,070	IVIUI		
29 13 13 GA (51: 27	4		sf)	5 1) 14 14	5								
		Building	Sub Areas			Bu	ilding V	aluation			onstruction	n Detail	
		NG AREA	1,847	Gross Are 1,847	4047	Year Built Effective Area			2008 1847	Imp Type	R1	Bedrooms	3
GAR GAR	AGE FINI		0	512 439	0	Base Rate			99.22	No Stories	1.00	Full Baths	2
				-00		Building RCN			225,639	Quality Grade		Half Baths	0
						Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
						Functional Ob			0	Foundation	3	Fireplaces	0
		TOTALS	1,847	2,798	1,847	Building RCNI	D		218,870	Roof Cover	3	Type AC	03

LCPA Property Record Card

2024-0498 Comp 3 PRC Run: 12/6/2024 By

Parcel		د vey در 21-1		, 600-000	-0790	0			oper r 202	-	itus: A			Card #	_, 1	of	1
							1.01			aneous F							
							*Only				re reflected l	below					
Code			Descrip			Uni		Туре		it Price	Year Blt	Effect Y		%Good	A	pr Va	
POL2		WIMMING POOL - RESIDENTIAL		ITIAL	171.00			F	35.00	2008	2008	5985.0				5,0	
PLD2				327.00 1043.00		SF SF		5.38	2008	2008	1759.0				1,2		
EN2 PUG2	SCREEN ENCLOSED STRUCTURE POOL UPGRADE			1043.00		UT		3.50 4000.00	2008 2008	2008 2008	3651.0 4000.0				2,1 3,4		
062	JG2 FOOL OF GRADE						1.00		''	4000.00	2000	2000	4000.0	0 05.00			3,4
										ding Per	mits						
Roll Ye		Permit	ID	Issue Da		Comp D		Am	ount	Туре		Descrip		Review D		CO	Date
2011		IMPS RA07-00745				04-11-2011			1 3,794	1 0008 4 0000	CHECK FLA BACK TO GCF FOR 11 SEN 898SF			04-11-20			
2009	1.	PL07-007		03-26-2008		6-19-2	2008		21,000		POL FOR 09			06-19-20			
2009 2009		3R07-004		03-26-20		6-19-2			176,738		SFR FOR 09			06-19-20			
2003	F	PL07-00577		07-17-2007		03-26-2008		21,000		0000	POL 12X24 W/DECK			03-26-20	800		
2008	E	3R07-004	92	06-26-2007		03-26-2008		176,738		3 0000	SFR 1756 COLLEGE P		PARK DR *SEE N	03-26-20	800		
					Sales I		- 45						5				
Instr	umer	nt No	Bool	k/Page	Sales I		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	nptions	Year		mour
2023064200			6151	0493	05-24-			Q	01	1	365,000		HOMESTEA		202		250
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56,250		218,870		11,909		287,029		0			287029 50,000.00		0 237029	262029	9	287,120	
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		ΕΕΚΕΥ Α ΗΧ ΑΡΡ		L BENEVI	TTOPA	AIRICIA	4 A & B	RIAN F	SMIT	HW							
2400 E	FILE			024													

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