



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3836144**

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 # 2024-0498	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information EKHSR PROPCO # LP			
Taxpayer name: FirstKey Homes; Miah Azim		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 #	27-19-26-0075-000-02100 4036 WALTHAM FOREST 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 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 # 2024-0498	Alternate Key: 3836144	Parcel ID: 27-19-26-0075-000-02100	
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 4036 WALTHAM FOREST DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name FKH SFR PROPCO H LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 295,946	\$ 295,946	
2. Assessed or classified use value, *if applicable	\$ 291,790	\$ 291,790	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 291,790	\$ 291,790	

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

Last Sale Date 8/19/2021 **Price:** \$299,000 Arm's Length Distressed Book 5780 Page 1700

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836144	3836183	3840310	3864155
Address	4036 WALTHAM FOREST DR	2437 MERRY RD TAVARES	1109 LONGVILLE CIR TAVARES	1756 COLLEGE PARK DR TAVARES
Proximity		SAME SUB	0.17 MILE	0.46 MILE
Sales Price		\$327,000	\$343,000	\$365,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.40%	2.80%
Adjusted Sale		\$285,798	\$292,922	\$320,470
\$/SF FLA	\$167.01 per SF	\$150.26 per SF	\$153.68 per SF	\$173.51 per SF
Sale Date		6/12/2023	11/16/2023	5/24/2023
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	1,772	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	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		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
Adj. Sales Price	Market Value \$295,946	Adj Market Value	\$279,298	Adj Market Value	\$281,222	Adj Market Value	\$291,720
	Value per SF 167.01						

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

2024-049E 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				

Alternate Key 3836144
 Parcel ID 27-19-26-0075-000-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

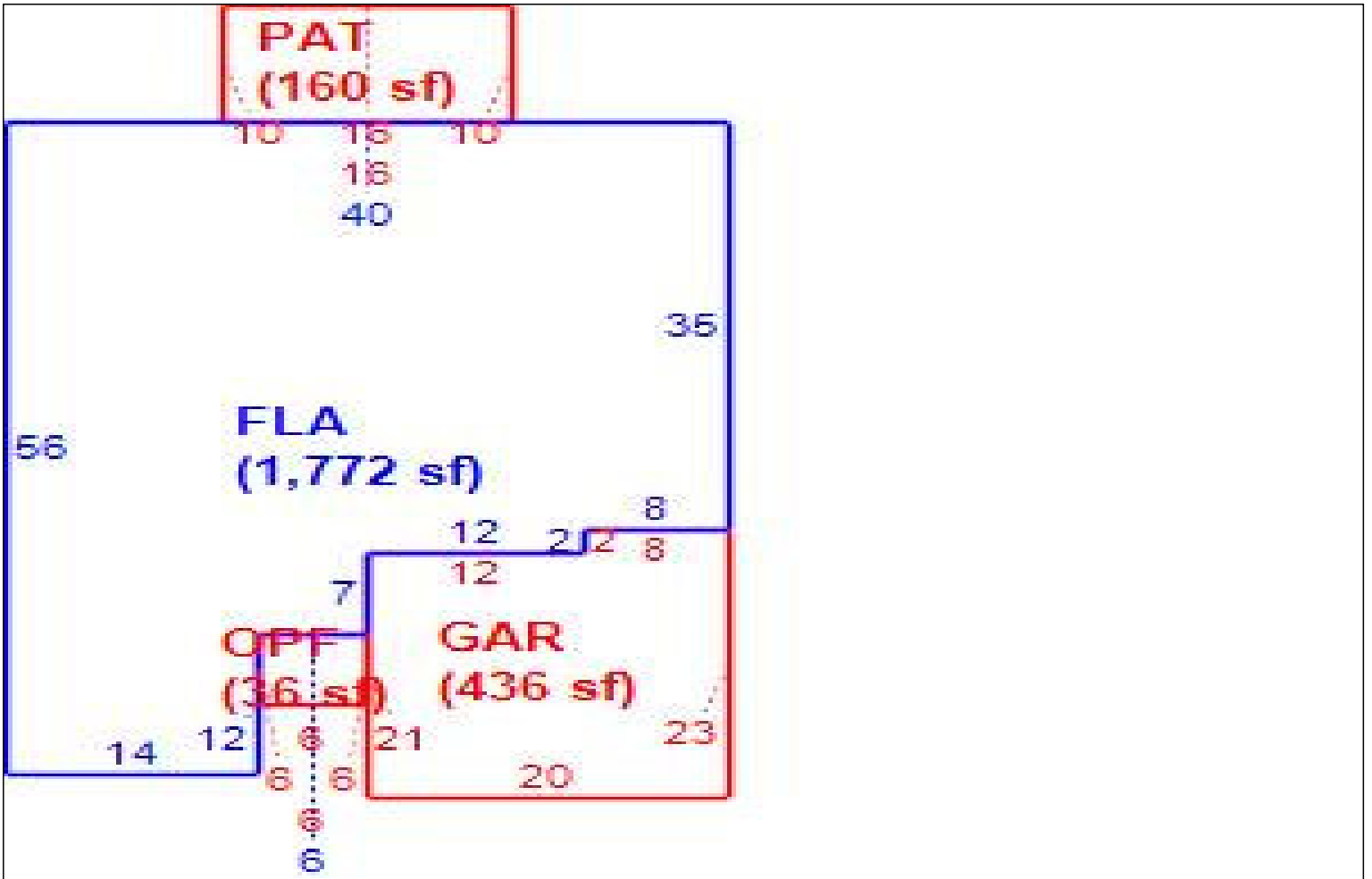
Current Owner		
FKH SFR PROPCO H LP		
1850 PARKWAY STE 800		
MARIETTA	GA	30067

Property Location			
Site Address 4036 WALTHAM FOREST DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 21 ORB 5780 PG 1700

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 226,233
Deprec Bldg Value 219,446		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	1,772	1,772	1772	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	436	0	105.82	Quality Grade	665	Half Baths	0
OFF	OPEN PORCH FINISHE	0	36	0	Condition	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,772	2,404	1,772	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3836144
 Parcel ID 27-19-26-0075-000-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0498 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 2006	SALE BR05-01106	01-01-2018 08-12-2005	04-02-2019 02-16-2006	1 157,091	0099 0000	CHECK VALUE SFR 4036 WALTHAM FOREST DR	12-03-2018	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021117614	5780 1700	08-19-2021	WD	Q	01	I	299,000				
2018090870	5149 1905	07-03-2018	WD	Q	Q	I	175,000				
	3915 1826	05-03-2010	WD	U	U	I	100,000				
	3915 1824	04-29-2010	QC	U	U	I	100				
	3867 1816	01-13-2010	CT	U	U	I	100				
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
76,500	219,446	0	295,946	0	295946	0.00	295946	295946	295,946

Parcel Notes

06FC SFR VACANT NO FOR SALE SIGN MB 021606
 3106/2366 MICHAEL MC PHETERS MARRIED
 3714/1339 MICHAEL MC PHETERS MARRIED
 3867/1816 CT VS MICHAEL MC PHETERS SOLD TO SUNTRUST MORTGAGE INC
 3915/1824 SUNTRUST MORTGAGE INC TO DEUTSCHE BANK TRUST CO AMERICAS TTEE
 3915/1826 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

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Alternate Key 3836183
 Parcel ID 27-19-26-0075-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

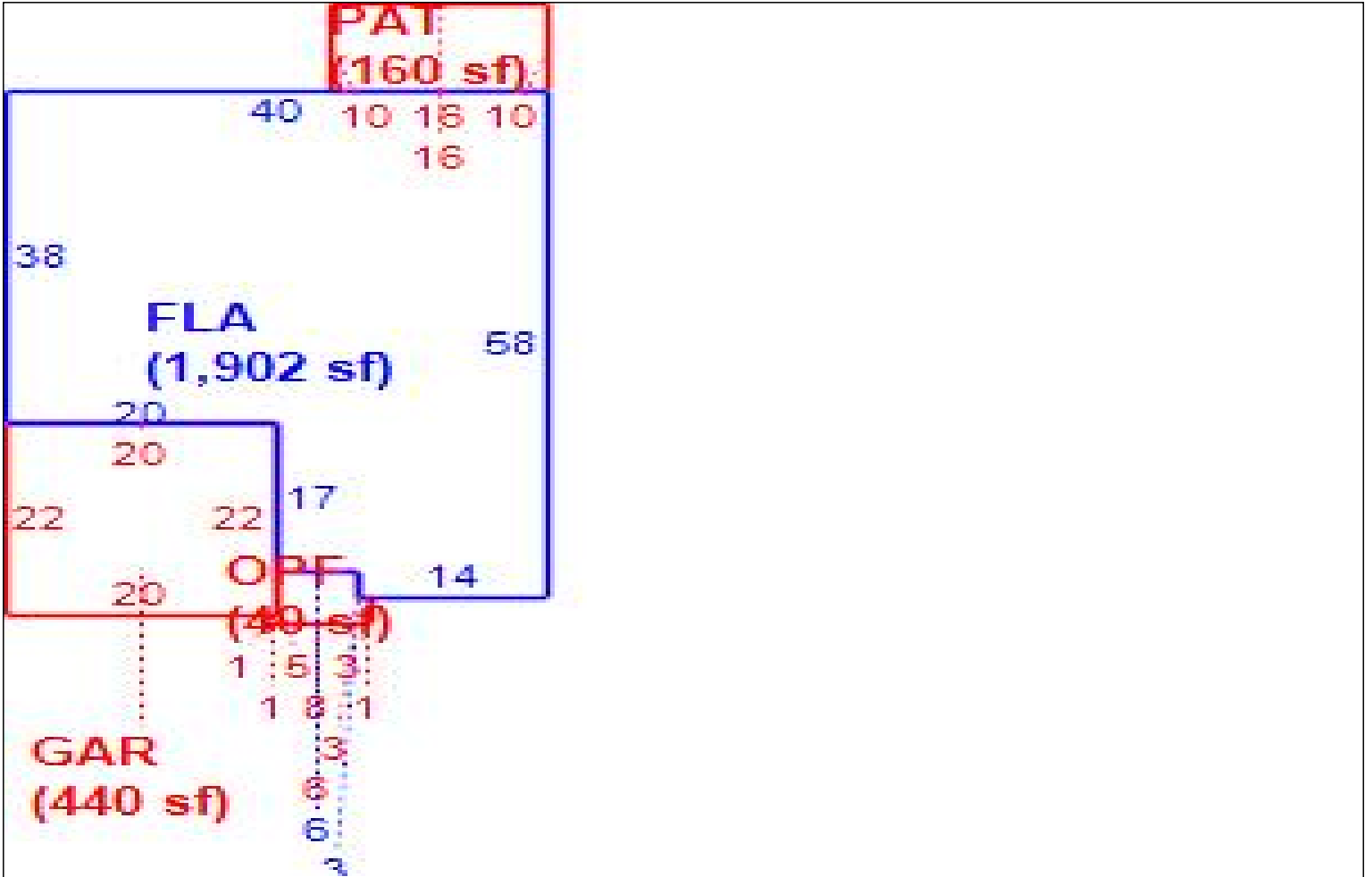
Current Owner	
ABBOTT LA SALLE	
2437 MERRY RD	
TAVARES	FL 32778-5752

Property Location			
Site Address 2437 MERRY RD			
TAVARES		FL 32778	
Mill Group 000T	NBHD 2118		
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 59 ORB 6161 PG 117

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 239,752
Deprec Bldg Value 232,559		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	1,902	1,902	1902	2006						
GAR	GARAGE FINISH	0	440	0		No Stories	1.00	Full Baths	2		
OPF	OPEN PORCH FINISHE	0	40	0		Quality Grade	665	Half Baths	0		
PAT	PATIO UNCOVERED	0	160	0		Condition	EX	Heat Type	6		
						Building RCN	239,752	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,902	2,542	1,902		Building RCNLD	232,559				

Alternate Key 3836183
Parcel ID 27-19-26-0075-000-05900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0498 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	BR05-01737	01-10-2006	07-06-2006	168,248	0000	SFR 3/BR 2437 MERRY RD	07-06-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023072195	6161	0117	06-12-2023	WD	Q	01	I	327,000				
2017053454	4945	1277	05-10-2017	WD	Q	Q	I	157,000				
2017037174	4925	2279	03-31-2017	PO	U	U	I	0				
2017053449	4945	1263	03-23-2017	QC	U	U	I	100				
2017011349	4896	1654	10-04-2016	AD	U	U	I	0				
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	
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 GRANTEE'S 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 SHARON 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

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

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

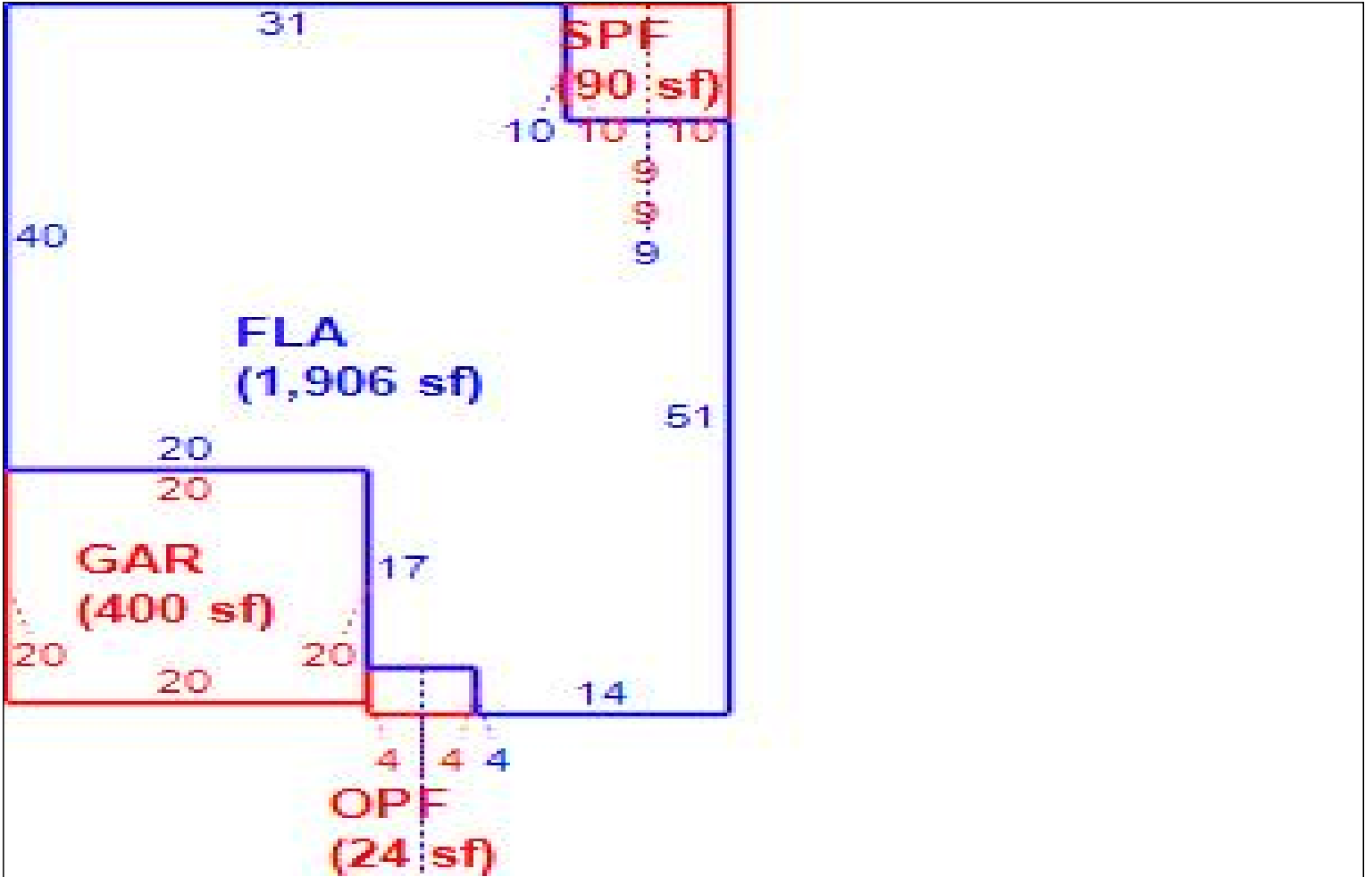
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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		Quality Grade	680	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	90	0		Wall Type	03	Heat Type	6	
TOTALS		1,906	2,420	1,906		Foundation	3	Fireplaces	0	
					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 Status: A

2024-0498 Comp 2
 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	04-05-2019	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 3864155
Parcel ID 21-19-26-0600-000-07900

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

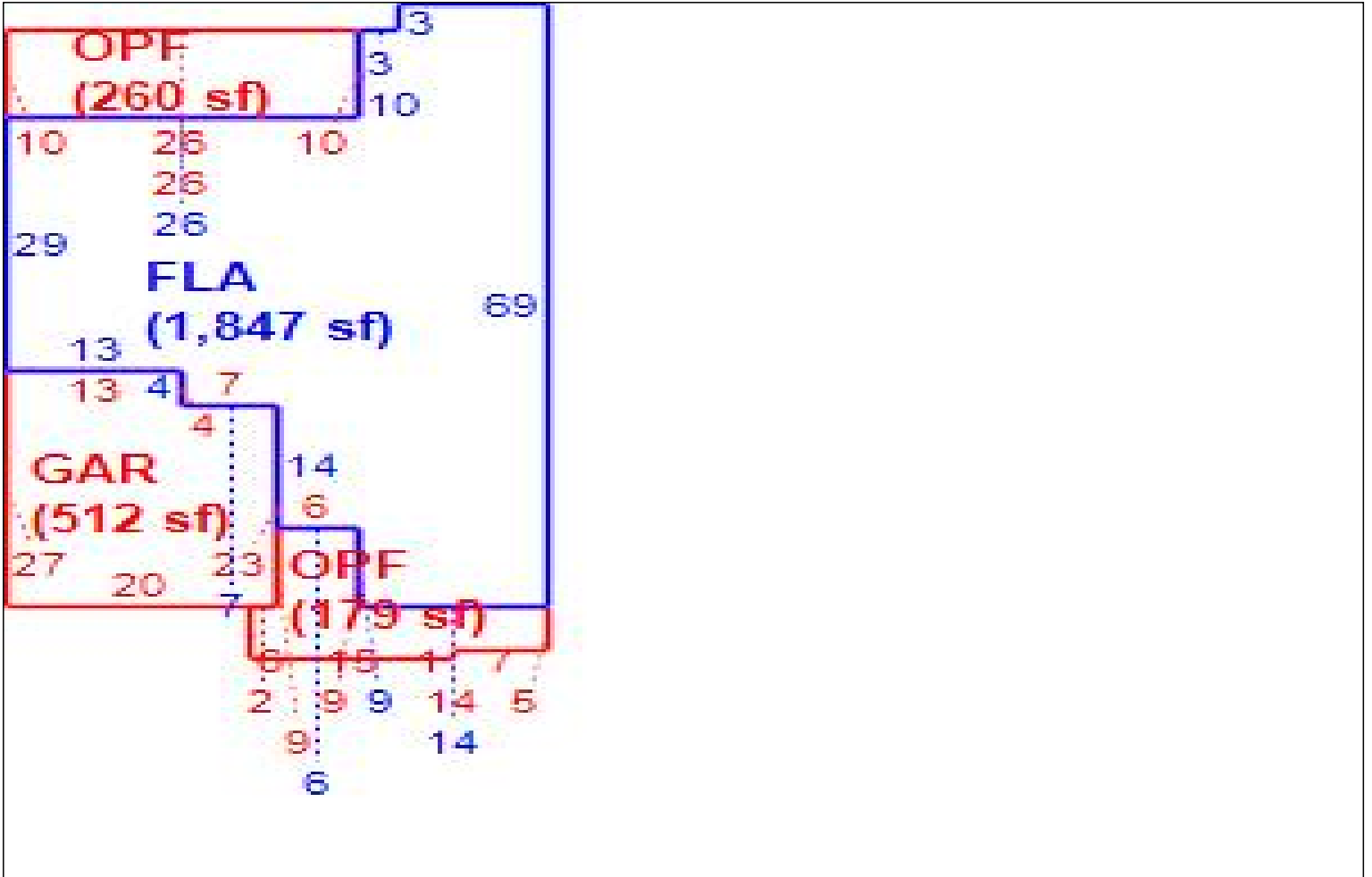
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

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 Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,847	1,847	1847	2008	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	512	0	99.22	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	439	0	225,639	Wall Type	03	Heat Type	6
TOTALS		1,847	2,798	1,847	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	218,870			

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

LCPA Property Record Card
 Roll Year 2025 Status: A

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