

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3836190

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.

incorporated, by t		CLERK OF THE VA		NT BOARD ((AB)
Petition# 20	24-0536	County Lake		ax year 2024	Date received 9.12.24
9.7° \$3.		COMPLETED BY TO	HEPENINOXER		
PART 1. Taxpa	yer Information	The state of the s	in the state of th		
Taxpayer name: ı	Hudson Homes Mtg.; HUDSO	N SFR PROPERTY	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsd Scottsdale, AZ 8525		Parcel ID and physical address or TPP account #	27-19-26-007 2401 Merry F	
Phone 954-740-	6240		Email	ResidentialA	ppeals@ryan.com
	y to receive information		<u> </u>		<u> </u>
	s petition after the petition hat support my stateme		ched a statement o	f the reasons I	filed late and any
your evidence evidence. The	e to the value adjustment le e VAB or special magistra	board clerk. Florida law a ate ruling will occur unde	allows the property a er the same statuto	appraiser to cro ry guidelines as	
Type of Property Commercial	/☑ Res. 1-4 units□ Ind □ Res. 5+ units □ Agr		ıs∐ High-water red Vacant lots and	_	Historic, commercial or nonprofit Business machinery, equipment
					business machinery, equipment
PART 2. Reaso		heck one. If more than	one, file a separa	ate petition.	
☑ Real property☑ Denial of clas	[,] value (check one) ⊡ de sification	crease [] increase	☐ Denial of exer	mption Select o	or enter type:
Tangible perso	not substantially complet	must have timely filed 34, F.S.))	(Include a date a∐Qualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determinati 5 Enter the tir		tially similar. (s. 194.01 you need to present you	1(3)(e), (f), and (g ur case. Most hearii), F.S.) ngs take 15 mir	nutes. The VAB is not bound the time needed for the entire
,	es or I will not be availat	le to attend on specific	dates. I have attac	ched a list of da	ates.
evidence directly appraiser's evide	ence. At the hearing, you	er at least 15 days befor I have the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property information reda	record card containing ir	nformation relevant to the appraiser receives the	ne computation of	your current as	e property appraiser a copy seessment, with confidential d the property record card

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or authori Written authorization from the taxpayer is required for accelector.	ization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated er representatives.		owing licensed
I am (check any box that applies): An employee of	(taxpayer or an affiliated e	ontitu)
An employee of A Florida Bar licensed attorney (Florida Bar number	(taxpayer or an anniated e	anuty).
A Florida real estate appraiser licensed under Chapter	: 475 Florida Statutes (license number —	RD6182
☐ A Florida real estate broker licensed under Chapter 47).
A Florida certified public accountant licensed under Ch		per).
I understand that written authorization from the taxpayer is appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorizatio am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an age	ent for service of process
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		1
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	of the licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the re taxpayer's authorized signature OR ☐ the taxpayer's auth		., executed with the
☐ I am an uncompensated representative filing this petition	on AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the tax	payer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

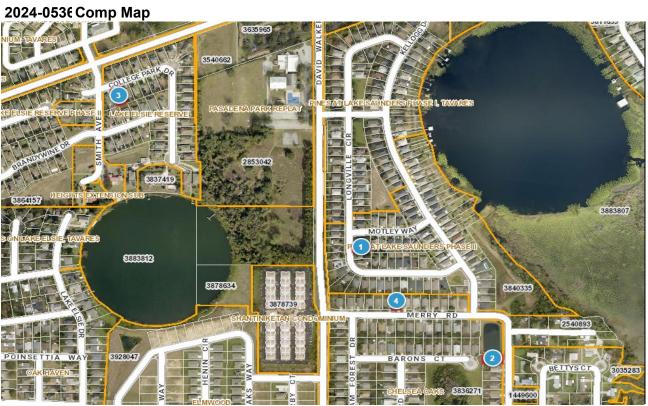
Petition #	ł .	2024-0536		Alternate Ke	ey: 3836190	Parcel I	D: 27-19-26-00	75-000-06500
Petitioner Name	ROBERT	PEYTON, R	YAN LLC	D	2424.		Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property		MERRY RD		
Other, Explain:				Address	IA	VARES		
Owner Name	chier Name etitioner is: Taxpayer of Record ther, Explain: where Name HUDSON SFR F HOLDINGS II LL t Value, required ressed or classified use value, *if a rempt value, *enter "0" if none able Value, *required respect to should be county taxab Sale Date 3/6/2023 ITEM Subject AK# 3836190 2401 MERRY RD TAVARES OXIMITY es Price st of Sale re Adjust rested Sale SF FLA \$173.33 per SF Ille Date res of Sale res of Sa		PERTY	Value from	Value hefor	e Board Actio	n	
Owner Hame				TRIM Notice		ited by Prop App	i value alieri	Board Action
1 Just Value rec	rer Name required resed or classified use value, *if a rept value, *enter "0" if none resemble Value, *required resentered should be county taxab resemble value, *required resentered should be county taxab resemble value resemble value, *required resemble value, *rid and *rid an			\$ 284,25	55 \$	284,25	55	
	Name ROBERT PEYTON There is: Taxpayer of Record Fexplain: Name HUDSON SFR PEXPLOY HOLDINGS II LLC Taxpayer of Record Fexplain: Name HUDSON SFR PEXPLOY HOLDINGS II LLC Taxpayer of Record Fexplain: Name HUDSON SFR PEXPLOY HOLDINGS II LLC Taxpayer of Record Fexplain: HOLDINGS II LLC Taxpaye		cable	\$ 284,25		284,25		
	ROBERT PEYTON ioner is: Taxpayer of Record Taxpayer		<u> </u>	\$	- ·	201,20		
				\$ 284,25	55 \$	284,25	55	
	Iues entered should be county taxable Sale Date 3/6/2023 P ITEM Subject AK# 3836190 2401 MERRY RD			d other taxing	authority values	may differ.	•	
			,					
		ce:\$^	100	Arm's Length	√ Distressed	Book 6109 I	Page 618	
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	able #3
AK#	AK# 3836190 2401 MERRY RD		3836		3840		3864	
Address	AK# 3836190 Address 2401 MERRY RD TAVARES Proximity		2236 MEF		1109 LONG		1756 COLLEG	
	TAVAR	ES	TAVA		TAVA		TAVAI	
			SAME		0.21 N		0.57 N	
			\$359,		\$343,		\$365,0	
			-15		-15		-15	
•			0.00		0.40		2.80	
	itioner Name ROBERT PEYTO Petitioner is: Taxpayer of Record Condition Fla SF Sale Date Time Adjust Adjusted Sale Time Adju		\$305,		\$292,922 \$153.68 per SF		\$320,4	
	\$1/3.33 p	er SF	\$160.84	•		•	\$173.51	•
	Other, Explain: Owner Name HUDSON SFR PF HOLDINGS II LLC Ist Value, required Issessed or classified use value, *if ap Itempt value, *enter "0" if none Ixable Value, *required Itempt value, *if ap Itempt value, *itempt		1/5/2	_	11/16/	_	5/24/2	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
			Description	Adjustment	Description	Adjustment	Description	Adjustment
	,		1,902	-13100	1,906	-13300	1,847	-10350
			2005		2006	_	2008	
			BLOCK	-	BLOCK		BLOCK	
			GOOD		GOOD		GOOD	
			2.0		2.0		2.0	
			2 CAR	5000	2 CAR		2 CAR	
			PATIO	5000 -20000	Y N	1	Y	20000
			Y 0	-20000	0	0	0	-20000 0
			Central	0	Central	0	Central	0
			N	0	N	0	N	0
			1 LOT		1 LOT		1 LOT	
			RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
			STREET	-	STREET	-	STREET	
AIGM	O (LL !					40		00070
			-Net Adj. 9.2%	-28100	-Net Adj. 4.5%	-13300	-Net Adj. 9.5%	-30350
			Gross Adj. 12.5%		Gross Adj. 4.5%	13300	Gross Adj. 9.5%	30350
Adj. Sales Price	Market Value	\$284,255	Adj Market Value	\$277,815	Adj Market Value	\$279,622	Adj Market Value	\$290,120
,	Value ner CE	470 00						

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 12/9/2024



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3840310	1109 LONGVILLE CIR TAVARES	0.21 MILE
2	SUBJECT	3836190	2401 MERRY RD TAVARES	-
3	COMP 3	3864155	1756 COLLEGE PARK DR TAVARES	0.57 MILE
4	COMP 1	3836131	2236 MERRY RD TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3836190 Parcel ID

27-19-26-0075-000-06500

Current Owner

 TX

HUDSON SFR PROPERTY HOLDINGS II LLC

6688 N CENTRAL EXPRESSWAY STE 1

LCPA Property Record Card Roll Year 2025 Status: A

2024-0536 Subject PRC Run: 12/9/2024 By

Card # of

Property Location

Site Address 2401 MERRY RD

TAVARES FL 32778

T000 NBHD 2118 Mill Group

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

Legal Description

DALLAS

CHELSEA OAKS PB 53 PG 89-91 LOT 65 ORB 6109 PG 618

75206

Lan	d Lines											
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
		Total A	cres	0.00	JV/Mkt 0			Tota	il Adj JV/Mk	t	<u> </u>	76,500
Classified Acres 0 Classified JV/Mk						,500		Classified	d Adj JV/Mk	t		0

Sketch of 1 Replacement Cost 214,180 Deprec Bldg Value 207,755 Multi Story Bldg Sec 1 30 10 FLA 31 49 (1,640 sf) 26 GAR 20

	Building Sub Areas Description Living Are Gross Are Eff				Building Valuation	1	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA GAR		1,640 0	,	1640 0	Effective Area	1640	No Stories	1.00	Full Baths	2
-	I -	0		0	Base Rate Building RCN	106.17 214,180	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,640	2,300	1,640	Building RCNLD	207,755	Roof Cover	3	Type AC	03

2024-0536 Subject

Alternate Key 3836190 Parcel ID 27-19-26-0075-000-06500 **LCPA Property Record Card** Roll Year 2025 Status: A

PRC Run: 12/9/2024

Card# of 1

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr %Good Code Units Type RCN Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description **Review Date** CO Date BR05-01201 08-19-2005 02-17-2006 141,329 0000 SFR 2401 MERRY RD 2006 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 0618 03-06-2023 U 2023030661 6109 WD 11 100 2022142705 6046 1264 10-14-2022 WD U 11 100 288,000 2021141683 1074 09-30-2021 WD Q 5814 01 1 3821 0554 09-11-2009 WD Q 110,000 Q 2221 231,400 3350 12-21-2006 WD Q Q Total 0.00

				Value Su	ummary				
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	207 755	0	284 255	0	284255	0.00	284255	284255	284 255

Parcel Notes

3350/2221 AMERICAS FIRST HOME LLP TO TAVARIS & MARQUITA STRIGGLES OUR SCRN NAME HAD CHELSEA OAKS LLC OK TO SC PER TITLE

3821/554 TAVARIS & MARQUITA STRIGGLES TO SHARON L CROOK SINGLE

5814/1074 SHARON L CROOK TO HUDSON SFR PROPERTY HOLDINGS II LLC

6046/1264 M SALE INCL AK3810132 AK3836190 AK3836173 AK2515520 HUDSON SFR PROPERTY HOLDINGS II LLC TO HUDSON SFR PROPERTY HOLDINGS LLC

6109/618 M SALE INCL AK3896820 AK3795815 AK3810166 AK3836190 AK3853899 AK3836173 AK3810267 HUDSON SFR PROPERTY HOLDINGS LLC TO HUDSON PROPERTY HOLDINGS II LLC

24TR REFUSED 2711 N HASKELL AVE STE 2100 DALLAS TX 75204 2933

25 MAILING ADDR CHGD FROM 2711 N HASKELL AVE STE 2100 DALLAS TX 7204 2933 PER SUNBIZ INFO SCANNED TO AK3610881 CB 120224

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Alternate Key 3836131 Parcel ID

27-19-26-0075-000-00800

Current Owner

NY

LCPA Property Record Card Roll Year 2025 Status: A

2024-0536 Comp 1 PRC Run: 12/9/2024 By

Card # of 1

Property Location

Site Address 2236 MERRY RD

TAVARES FL 32778 000T NBHD 2118

Mill Group Property Use Last Inspection 00100

SINGLE FAMILY PJF 01-01-202

Legal Description

TORRES DANNY S

53-32 69TH ST

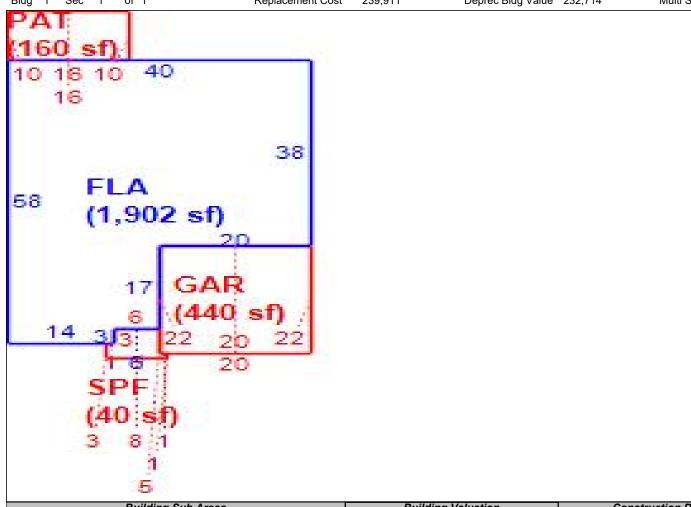
MASPETH

CHELSEA OAKS PB 53 PG 89-91 LOT 8 ORB 6281 PG 806

11378

Lan	d Lines													
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land	
	Code		' '	Adj			Price	Factor	Factor	Factor	Factor	_	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								Tota	Adj JV/Mk	ct		76,500	
Classified Acres 0 Classified JV/Mk						1kt 76	,500		Classified	d Adj JV/Mk	t		0	
	Sketch													

Bldg of 1 239,911 Deprec Bldg Value 232,714 Multi Story 0 Sec 1 Replacement Cost



	Building Sub Areas Description Living Are Gross Are Eff				Building Valuation	1	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA GAR		1,902 0	,	1902 0	Ellective Area	1902	No Stories	1.00	Full Baths	2
PAT	PATIO UNCOVERED	0	160	0	Base Rate Building RCN	105.48 239,911	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,902	2,542	1,902	Building RCNLD	232,714	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2025 Status: A

2024-0536 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

	Tion Ton. To To Grand A													
	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code														
POL2	SWIMMING POOL - RESIDENTIAL	253.00	SF	35.00	2015	2015	8855.00	85.00	7,527					
PLD3	POOL/COOL DECK	488.00	SF	7.33	2015	2015	3577.00	77.50	2,772					

				Build	ing Peri	mits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date		
2016 2013 2007 2006	15-00001101 12-00000430 SALE BR05-00806	09-09-2015 05-18-2012 01-01-2006 06-15-2005	03-09-2016 01-07-2013 10-18-2006 10-20-2005	24,000 805 1 168,248	0003	POL SCRN IN FRO CHECK VALU SFR 2236 MEI	ES RRY RD	03-09-2016 01-07-2013 10-18-2006			
	Sales Information Exemptions										

	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	2024014287	6281	0806	01-05-2024	WD	Q	01	1	359,900				
	2023130355	6231	0322	10-19-2023	WD	Q	01	- 1	239,000				
		4605	1136	03-16-2015	QC	U	U	- 1	100				
		4039	0079	05-23-2011	WD	Q	Q	1	110,000				
		3993	0099	01-04-2011	CT	U	U	- 1	72,500				
											Total		0.00
_													

				value St	ımmary					1
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	232 714	10 299	319 513	0	319513	0.00	319513	319513	319 603	

Parcel Notes

3015/305 JUAN MARCOS BURGOS MARRIED

07FC NO ADDS QG FROM 620 MB 101806

3993/99 CT VS GUILLERMO & DANIELA COLOMBI PROP SOLD TO GEN STAR1 INC

4039/79 GEN STAR1 INC TO MARY OLIVER SINGLE

13FC SFR GOOD COND OPF3 TO SPF NO OTHER CHG JDB 010713

4605/1136 MARY SANDERS RICHARDSON FKA MARY OLIVER QCS TO MARY SANDERS RICHARDSON MARRIED

15X COURTESY HX CARD SENT 042015

16X COURTESY HX CARD SENT 012716

16FC SFR IN GOOD COND ADD MISC SPJ 030916

6231/322 MARY SANDERS RICHARDSON TO LATCHMAN DEVELOPMENT ENTERPRISE LLC

6281/806 LATCHMAN DEVELOPMENT ENTERPRISE LLC TO DANNY S TORRES MARRIED

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Alternate Key 3840310 Parcel ID

22-19-26-1601-000-13800

LCPA Property Record Card Roll Year 2025 Status: A

2024-0536 Comp 2 PRC Run: 12/9/2024 By

Card # of

Property Location

Site Address 1109 LONGVILLE CIR

SINGLE FAMILY

00100

TAVARES FL 32778 000T NBHD

JDB 03-08-201

Mill Group 2118 Property Use Last Inspection

Current Owner **GONZALEZ HERBERT & GLEYDIS**

1109 LONGVILLE CIR

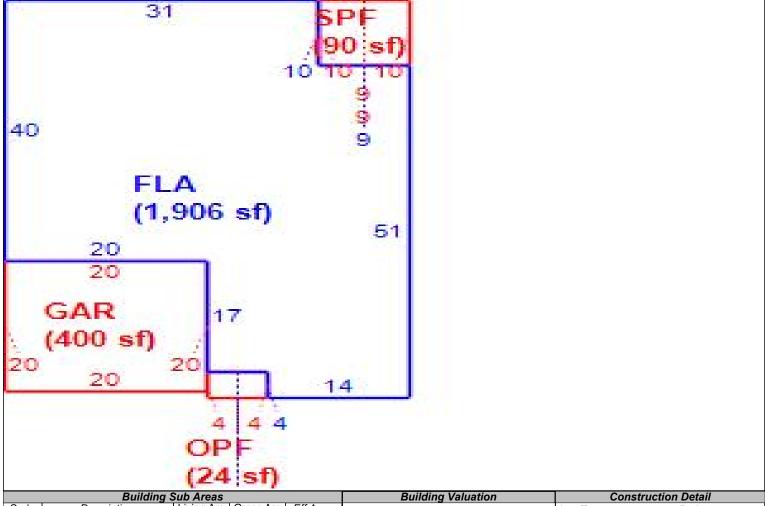
TAVARES FL 32778

Legal Description

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

Lan	d Lines												
LL	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT		45,000.00	0.0000	1.70	1.000	1.000	0	76,500
	Total Acres 0.00 JV/Mk			0	'		Tota	Adj JV/Mk	ct		76,500		
Classified Acres 0 Classified JV/Mkt				76,50	00		Classified	d Adj JV/Mk	t		0		

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



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,906	1,906	1906	Effective Area	1906	No Stories	1.00	Full Baths	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE		400 24	0	Base Rate	115.86	140 Otorics	1.00		-
SPF	SCREEN PORCH FINIS	0	90	0	Building RCN	263,523	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Touridation	3	i ii opiaooo	١
	TOTALS	1,906	2,420	1,906	Building RCNLD	255,617	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0536 Comp 2 PRC Run: 12/9/2024 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			
	·											
					I							

				Build	ing Peri	nits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2019 2007 2007	SALE BR05-01727 IMPS	01-01-2018 01-18-2006 01-04-2006	04-05-2019 07-11-2006 07-11-2006	1 170,108 1	0099	CHECK VALUI SFR/1109 LON SFR FOR 07		03-08-2019 07-11-2006 07-11-2006	
	•	Sale	s Information				Fyor	nntions	

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

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

Parcel Notes

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

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Alternate Key 3864155

Parcel ID 21-19-26-0600-000-07900 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0536 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1756 COLLEGE PARK DR

TAVARES FL 32778 000T NBHD 2118

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Current Owner

SMITH PATRICIA A & BRIAN P

1756 COLLEGE PARK DR

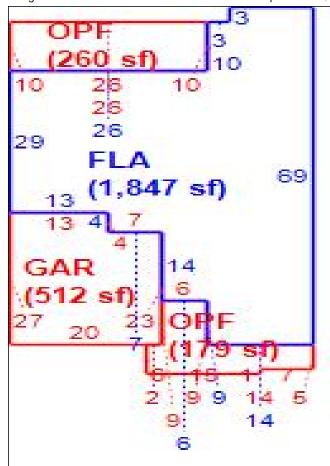
TAVARES 32778

Legal Description

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

Lan	d Lines												
LL	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	Т	45,000.00	0.0000	1.25	1.000	1.000	0	56,250
	Total Acres 0.00 JV/Mk				t 0	'		Total Adj JV/Mkt				56,250	
Classified Acres 0 Classified JV/Mkt					t 56,	250		Classified	d Adj JV/Mk	t		0	

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



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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0536 Comp 3 PRC Run: 12/9/2024 By

Card#

1

of 1

Miscellaneous Features *Only the first 10 records are reflected below Code Units Unit Price RCN %Good Description Year Blt Effect Yr Apr Value Type 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 Year Permit D Issue Date Comp Date Amount Type Description Review Date CO Date													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date					
2011 2009 2009 2009 2008 2008	IMPS RA07-00745 PL07-00577 BR07-00492 PL07-00577 BR07-00492	05-22-2010 03-26-2008 03-26-2008 03-26-2008 07-17-2007 06-26-2007	04-11-2011 06-19-2008 06-19-2008 06-19-2008 03-26-2008 03-26-2008	1 3,794 21,000 176,738 21,000 176,738	0000	SEN 898SF POL FOR 09 SFR FOR 09 POL 12X24 W	LLEGE PARK DR *SEE N	04-11-2011 06-19-2008 06-19-2008 06-19-2008 03-26-2008 03-26-2008						

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023064200	6151 3923	0493 2316	05-24-2023 05-14-2010	WD WD	QQ	01 Q	-	365,000 173,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

					Value Si	ımmary				
Lar	nd Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
5	6 250	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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