

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3682203

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.

GOMPLETIED BY QUERK OF THE VA	LUIE ADJUSTIMENT BOARD (MAE)
Petition # 2024 - 0581 County Lake	Tax year 2024 Date received 9./2 -24
COMPLETED BY I	HEPEUMONER
PART 1. Taxpayer Information	
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC	Parcel ID and 0520261200-000-05600
for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	physical address of TPP account # 3633 Park Green Ct
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible	
I am filing this petition after the petition deadline. I have attac documents that support my statement.	ched a statement of the reasons I filed late and any
I will not attend the hearing but would like my evidence conside your evidence to the value adjustment board clerk. Florida law a evidence. The VAB or special magistrate ruling will occur under	allows the property appraiser to cross examine or object to your er the same statutory guidelines as if you were present.)
Type of Property Res. 1-4 units Industrial and miscellaneou	
☐ Commercial ☐ Res. 5+ units ☐ Agricultural or classified use	☐ Vacant lots and acreage ☐ Business machinery, equipment
PART 2. Reason for Petition Check one. If more than	one, file a separate petition.
 ✓ Real property value (check one) ✓ decrease ☐ increase ☐ Denial of classification 	☐ Denial of exemption Select or enter type:
Parent/grandparent reduction Property was not substantially complete on January 1 Tangible personal property value (You must have timely filed return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event	☐ Denial for late filing of exemption or classification (Include a date-stamped copy of application.) a☐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.)
group. My witnesses or I will not be available to attend on specific	
You have the right to exchange evidence with the property appr evidence directly to the property appraiser at least 15 days befo appraiser's evidence. At the hearing, you have the right to have	re the hearing and make a written request for the property witnesses sworn.
You have the right, regardless of whether you initiate the evider of your property record card containing information relevant to the information redacted. When the property appraiser receives the to you or notify you how to obtain it online.	ne computation of your current assessment, 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		
Complete part 3 if you are representing yourself or if you are authorizin without attaching a completed power of attorney or authorization for re Written authorization from the taxpayer is required for access to confidence collector.	presentation to this form.	
I authorize the person I appoint in part 5 to have access to any confiunder penalties of perjury, I declare that I am the owner of the property petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signature Complete part 4 if you are the taxpayer's or an affiliated entity's emplo representatives.	yee or you are one of the follow	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated en	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
☐ A Florida real estate appraiser licensed under Chapter 475, Florida	Statutes (license number R	<u>RD6182</u>).
☐ A Florida real estate broker licensed under Chapter 475, Florida St	atutes (license number).
A Florida certified public accountant licensed under Chapter 473, F	lorida Statutes (license numbe	or).
I understand that written authorization from the taxpayer is required for appraiser or tax collector.	access to confidential information	tion from the property
Under penalties of perjury, I certify that I have authorization to file this am the owner's authorized representative for purposes of filing this pet under s. 194.011(3)(h), Florida Statutes, and that I have read this petit	ition and of becoming an agen	nt for service of process
Robert I. Peyton Ro	bert Peyton	9/10/2024
	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in pa	rt 4 above.	
I am a compensated representative not acting as one of the license AND (check one)		es listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirements taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		executed with the
☐ I am an uncompensated representative filing this petition AND (check	ck one)	
the taxpayer's authorization is attached OR the taxpayer's auth	orized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is required for appraiser or tax collector.	r access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(h), Flor facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0581		Alternate Ke	ey: 3682203	Parcel I	D: 05-20-26-120	0-000-05600	
Petitioner Name		RYAN LLC		D			Check if Mu	ltiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property		K GREEN CT VARES			
Other, Explain:				Address	IAV	AKES			
Owner Name	ssified use value, *if applicenter "0" if none required should be county taxable value.		c	Value from	Value before	Board Actio	n .		
O TOTAL TRAINING		002 22		TRIM Notice		ed by Prop App	I Value alier F	Board Action	
1 Just Value ren	wired			\$ 291,74	14 \$	291,74	4		
		*if annli	cable	\$ 257,98		257,98			
			leable	\$	- Ψ	201,00			
				\$ 257,98	30 \$	257,98	30		
		tv taxable va	olues School and	· · · · · · · · · · · · · · · · · · ·					
All values efficied	a should be coun	ty taxable va	ilucs, ochool and	other taxing	authority values	may unior.			
Last Sale Date	3/19/2013	Pric	ce: \$94.	000	Arm's Length	Distressed	Book <u>4300</u> Page <u>2450</u>		
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3	
AK#	36822	03	37827		37828	46	36817	54	
Address			3711 MEADO		3614 WINDY M		1310 LAKE I	DAMERE	
	TAVAR				TAVAF		BLVI		
Proximity			.11 MII		.02 MIL		.04 MIL		
Sales Price	SRP SUB LLC uired assified use value, *if applicenter "0" if none *required should be county taxable va 3/19/2013 Price Subject 3682203 3633 PARK GREEN CT TAVARES \$186.54 per SF Description 1,564 1995 BLOCK GOOD 2.0 2 CAR YES Y 0 Central N 1 LOT SUB INTERIOR		\$280,0		\$312,9		\$327,0		
Cost of Sale			-159		-15%		-15%		
Time Adjust			2.40° \$244,7		1.20° \$269,7		2.40° \$285,7		
Adjusted Sale \$/SF FLA	¢196.54 r	or SE	\$199.93		\$269,7 \$193.76		\$285, <i>1</i> \$215.86		
Sale Date	φ100.5 4 μ	Jei Sr	6/7/20		9/8/20		6/28/20		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Terris or Sale			Aims Length	Distressed	Aill's Length	Distressed	V Ami's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	•		1,224	17000	1,392	8600	1,324	12000	
Year Built			2003		2001	0000	2000		
Constr. Type			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			YES		YES		YES		
Pool	Υ		N	20000	N	20000	Υ		
Fireplace	value, *enter "0" if none value, *required entered should be county taxable Date 3/19/2013 Subject 3682203 3633 PARK GREEN O TAVARES nity rice Sale ljust Sale LA \$186.54 per SF ate f Sale Mill 1995 Type BLOCK ion GOOD s 2.0 arport 2 CAR es YES I Y ace 0 Central adds N ize 1 LOT on SUB VINTERIOR		0	0	0	0	0	0	
AC	sed or classified use value, *if a st value, *enter "0" if none le Value, *required s entered should be county taxab sentered		Central	0	Central	0	Central	0	
Other Adds	### Subject ### 3682203 ### 3682203 ### 3682203 ### 36833 PARK GREEN OF TAVARES ### TAVARE		N		N		N		
Site Size			1 LOT		1 LOT		1 LOT		
Location	SUB		SAME SUB		SAME SUB		SAME SUB		
View	INTERIOR		INTERIOR		INTERIOR		INTERIOR		
			Net Adj. 15.1%	37000	Net Adj. 10.6%	28600	Net Adj. 4.2%	12000	
			Gross Adj. 15.1%	37000	Gross Adj. 10.6%	28600	Gross Adj. 4.2%	12000	
Adi Calaa Duisa	Market Value	\$291,744	Adj Market Value	\$281,720	Adj Market Value	\$298,320	Adj Market Value	\$297,798	

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.

Value per SF

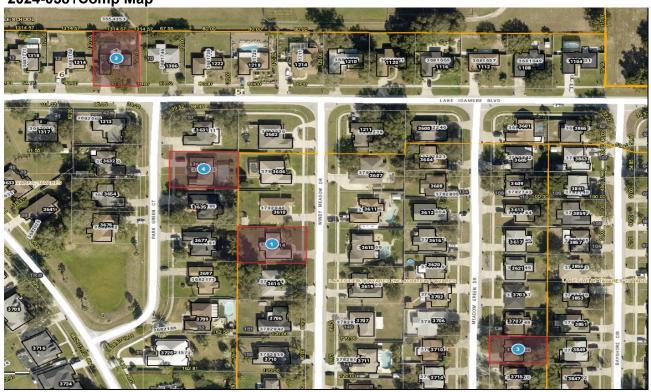
186.54

- 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: SCOTT DAWSON DATE 11/26/2024

2024-0581Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3782846	3614 WINDY MEADOW DR TAVARES	.02 MILES
2	COMP 3	3681754	1310 LAKE IDAMERE BLVD TAVARES	.04 MILES
3	COMP 1	3782749	3711 MEADOW GREEN DR TAVARES	.11 MILES
4	SUBJECT	3682203	3633 PARK GREEN CT TAVARES	-
5				
6				
7				
8				

Alternate Key 3682203 Parcel ID 05-20-26-1200-000-05600

LCPA Property Record Card

2024-0581 Subject PRC Run: 11/26/2024 By

Card # 1 of 1

Property Location

Site Address 3633 PARK GREEN CT

TAVARES FL 32778 000T NBHD 0653

 Mill Group
 000T
 NBHD
 0653

 Property Use
 Last Inspection

 00100
 SINGLE FAMILY
 TRF
 01-01-202

Current Owner

SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS

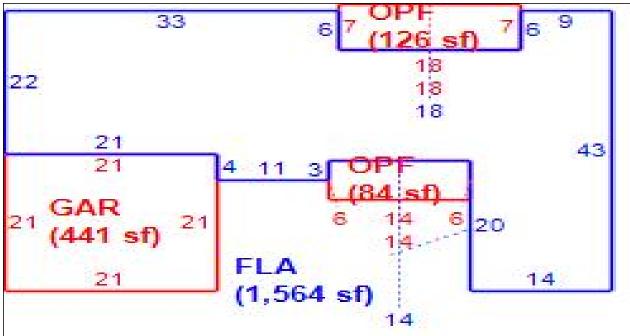
TX 75201

Legal Description

TAVARES, LAKESIDE AT TAVARES SUB LOT 56 PB 36 PGS 76-79 ORB 5065 PG 658

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
	Total Acres 0.00		JV/Mkt 0				ıl Adj JV/Mk			62,000		
	Classified Acres 0	Classified JV/Mkt 62	,000		Classified	d Adj JV/Mk	t		0			
						Sketch						

Bldg 1 Sec 1 of 1 Replacement Cost 219,651 Deprec Bldg Value 213,061 Multi Story 0



	Building S				Building Valuation	1	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1995	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	1,564	1,564	1564	Effective Area	1564	l			
_	GARAGE FINISH	0	441	0	Base Rate	113.32	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	210	0	Building RCN	219,651	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,564	2,215	1,564	Building RCNLD	213,061	Roof Cover	3	Type AC	03

Alternate Key 3682203 Parcel ID 05-20-26-1200-000-05600

LCPA Property Record Card Roll Year 2025 Status: A

2024-0581 Subject PRC Run: 11/26/2024 By

Card # 1 of 1

Non rour 2020 Otatas. A													
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	390.00	SF	35.00	1996	1996	13650.00	85.00	11,603				
PLD2	POOL/COOL DECK	674.00	SF	5.38	1996	1996	3626.00	70.00	2,538				
SEN2	SCREEN ENCLOSED STRUCTURE	1816.00	SF	3.50	1996	1996	6356.00	40.00	2,542				

Building Permits	
Roll Year Permit ID Issue Date Comp Date Amount Type	Description Review Date CO Date
2014 13-00000802 08-16-2013 02-07-2014 8,500 0002 REROO 2005 SALE 01-01-2004 04-08-2005 1 0000 CHECH 1997 9600278 05-01-1996 12-01-1996 11,300 0000 IN GRO	

			Sales Informa	ation					Exemptions											
Instrument No	Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065 4500 4358 4300 4039	0658 1402 1173 2450 0889	02-08-2018 06-30-2014 03-19-2013 03-19-2013 05-13-2011	WD WD CT CT WD	UUUUU			100 100 100 94,000 106,500												
							ue Summ			Total		0.00								

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
62 000	213 061	16 683	291 744	7974	283770	0.00	283770	291744	291 744

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Alternate Key 3782749

Parcel ID 05-20-26-1210-000-11500

Current Owner

3711 MEADOW GREEN DR

TAVARES FL 32778

LCPA Property Record Card Roll Year 2025 Status: A

2024-0581 Comp 1 PRC Run: 11/26/2024 By

Card # 1 of 1

Property Location

Site Address 3711 MEADOW GREEN DR FL 32778

TAVARES T000

NBHD 0653

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection TRF 01-01-202

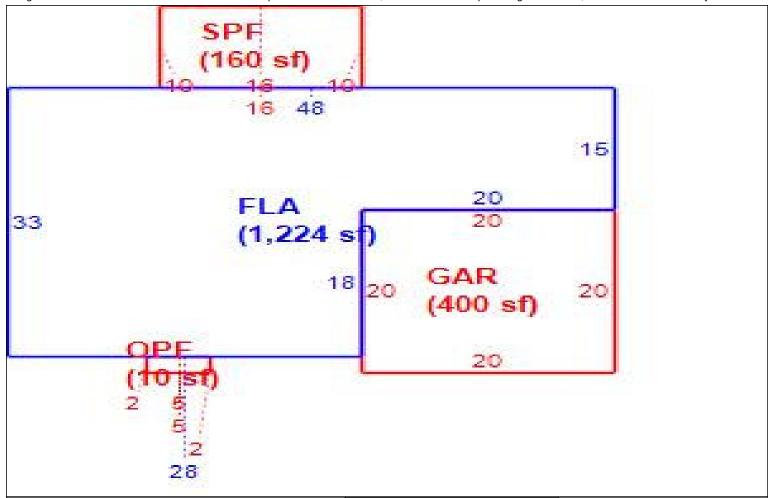
Legal Description

PHAM LIEU T

TAVARES, LAKESIDE AT TAVARES 2ND ADDITION SUB LOT 115 PB 40 PGS 9-10 ORB 6161 PG 1637

l Lines											
Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
0100	0	0		1.00 LT	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
Total Acres 0.00 Classified Acres 0				JV/Mkt 0 Classified JV/Mkt 62	•						62,000 0
	Use Code 0100	Use Code Front 0100 0	Use Code Front Depth 0100 0 0	Use Code Front Depth Notes Adj 0100 0 0 Total Acres 0.00	Use Code Front Depth Notes Adj Units 0100 0 0 1.00 LT Total Acres 0.00 JV/Mkt 0	Use Code Front Depth Notes Adj Units Units Unit Price 0100 0 0 1.00 LT 31,000.00 Total Acres 0.00 JV/Mkt 0	Use Code Front Depth Notes Adj Units Unit Price Depth Factor 0100 0 0 1.00 LT 31,000.00 0.0000 Total Acres 0.00 JV/Mkt 0 Classified Acres Classified JV/Mkt 62,000 Classified JV/Mkt 62,000	Use Code Front Depth Notes Adj Units Units Depth Price Loc Factor 0100 0 0 1.00 LT 31,000.00 0.0000 2.00 Total Acres 0.00 JV/Mkt 0 Tota Classified Acres 0 Classified JV/Mkt 62,000 Classified	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Shp Factor 0100 0 0 1.00 LT 31,000.00 0.0000 2.00 1.000 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt Classified Acres 0 Classified JV/Mkt 62,000 Classified Adj JV/Mkt	Use Code Front Depth Notes Adj Units Units Depth Factor Factor Loc Factor Factor Factor Factor Phys Factor Factor 0100 0 1.00 LT 31,000.00 0.0000 2.00 1.000 1.000 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt Classified Acres 0 Classified JV/Mkt 62,000 Classified Adj JV/Mkt	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Factor Shp Factor Factor Phys Factor Class Val 0100 0 0 1.00 LT 31,000.00 0.0000 2.00 1.000 1.000 0 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt Total Adj JV/Mkt Classified Adj JV/Mkt

Sketch Bldg 1 1 of 1 Replacement Cost 183,613 Deprec Bldg Value 178,105 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,224	1,224	1224	Effective Area	1224	l			
GAR	GARAGE FINISH	0	400	0	Base Rate	116.72	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	10	0	Building RCN		Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	160	0	Condition	.00,0.0	'	010		U
						EX	Wall Type	03	Heat Type	6
					% Good	97.00		_	- :!	_
					Functional Obsol	0	Foundation	3	Fireplaces	Ü
	TOTALS	1,224	1,794	1,224	Building RCNLD	178,105	Roof Cover	3	Type AC	03

Alternate Key 3782749 Parcel ID 05-20-26-1210-000-11500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0581 Comp 1 PRC Run: 11/26/2024 By

Card # 1 of 1

	Miscellaneous Features													
			*On	ly the first	10 records	are reflected	below							
Code	Descr	ription	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
1 1														
					Building Pe	rmite	<u>'</u>							
Roll Year	Permit ID	Issue Date	Comp Date	Amour			Descriptio	n	Review Date	CO Date				
				<u>. </u>					TOVICW Date	OC Date				
2004	03-00470	05-28-2003	12-15-2003	108	5,990 0000	JOR SFR,3	711 MEADOW	GREEN DR						
1		1	I	I	1	1			I	I				

				Sales Inform	ation						Exem	nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202307 202202		6161 5901 4142 4113 2409	1637 0705 1099 0602 1724	06-07-2023 02-03-2022 03-09-2012 12-27-2011 09-12-2003	WD WD WD CT WD	QQUUQ	01 01 U Q		280,000 235,000 75,000 100 112,000	039 059	HOMESTEAI ADDITIONAL HOME		2024 2024	
												Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
62 000	178 105	0	240 105	0	240105	50 000 00	190105	215105	240 105

Value Summary

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Alternate Key 3782846

Parcel ID 05-20-26-1210-000-15300

Current Owner

JENKINS DELPHINE & RICHARD

3614 WINDY MEADOW DR

TAVARES 32778 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0581 Comp 2 PRC Run: 11/26/2024 By

Card # 1 of 1

Property Location

Site Address 3614 WINDY MEADOW DR

TAVARES T000

FL 32778 NBHD 0653

Property Use 00100 SINGLE FAMILY

Mill Group

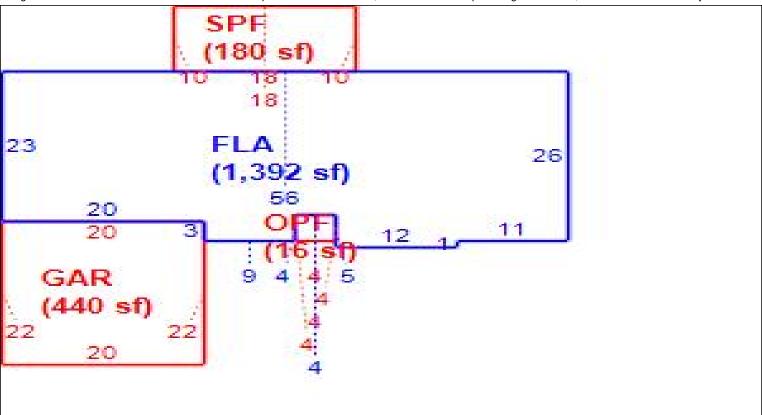
Last Inspection HH 01-01-202

Legal Description

TAVARES, LAKESIDE AT TAVARES 2ND ADDITION SUB LOT 153 PB 40 PGS 9-10 ORB 6211 PG 550

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	31,000.00	0.0000	2.00	1.000	1.000	0	62,000	

Sketch Bldg 1 1 of 1 Replacement Cost 204,218 Deprec Bldg Value 198,091 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	on	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,392		1392	Effective Area	1392	No Charina	4.00	Cull Datha	•
GAR	GARAGE FINISH	0	440	-	Base Rate	116.10	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	16 180	0	Building RCN	204,218	Quality Grade	675	Half Baths	0
01 1	OOKEENT OKOITTINO		100	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Waii Typo	03	riodi Typo	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,392	2,028	1,392	Building RCNLD	198,091	Roof Cover	3	Type AC	03

Alternate Key 3782846 Parcel ID 05-20-26-1210-000-15300

LCPA Property Record Card Roll Year 2025 Status: A

2024-0581 Comp 2 PRC Run: 11/26/2024 By

Card # 1 of 1

	Non Teal 2020 Status. A												
				scellaneous F									
		*Oi	nly the firs	t 10 records a	are reflected	below							
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Buildina Per	mits								

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2021 2002	SALE 01-745	01-01-2020 09-18-2001	05-28-2021 01-16-2002	1 71,448	0099	CHECK VALUE 3BR SFR,3614 WINDY MEADOW DR	03-31-2021	

			Sales Informa	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023113356 2022071467 2020062831	6211 5961 5485 2116 1983	0550 1209 0011 2416 0515	09-08-2023 05-20-2022 06-04-2020 05-15-2002 07-27-2001	WD WD WD WD	00000	01 01 01 Q Q	>	312,900 180,000 190,000 110,500 12,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
	Total 50,000.00													

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
62 000	198 091	0	260 091	131651	128440	50 000 00	78440	103440	260 091

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Alternate Key 3681754 Parcel ID 05-20-26-1200-000-01100

Current Owner

FL

LCPA Property Record Card Roll Year 2025 Status: A

2024-0581 Comp 3 PRC Run: 11/26/2024 By sadawson

Card # 1 of 1

Property Location

Site Address 1310 LAKE IDAMERE BLVD

TAVARES FL 32778

NBHD 0653 000T Mill Group

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

Legal Description

TAVARES

MOORE JACOB G

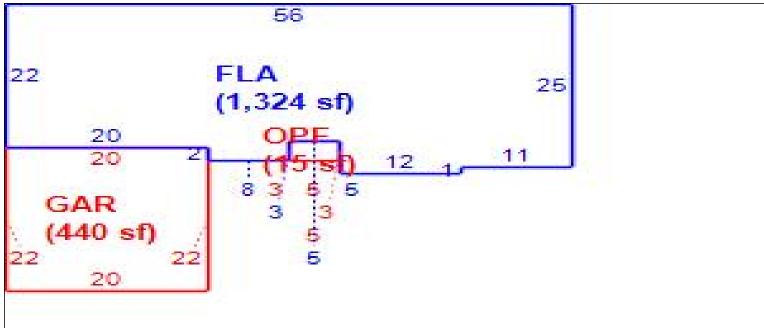
1310 LAKE IDAMERE BLVD

TAVARES, LAKESIDE AT TAVARES SUB LOT 11 PB 36 PGS 76-79 ORB 6170 PG 2189

32778

Lan	d Lines													
LL #	Use Code	Front	Depth	Note Ac		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
		Total A	cres	0.00	'	JV/N	kt 0			Tota	Adj JV/MI	kt	1	62,000
	Cla	assified A	cres	0	С	lassified JV/N	kt 62	,000		Classifie	d Adj JV/MI	ct		0

Sketch Bldg 1 of 1 Replacement Cost 193,473 Deprec Bldg Value 187,669 Multi Story Sec 1



	Building S	Sub Areas			Building Valuat	tion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,324	1,324		Effective Area	1324			E. II D. H.	
GAR	GARAGE FINISH	0	440	_	Base Rate	116.35	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	15	0	Building RCN	193,473	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,324	1,779	1,324	Building RCNLD	187 669	Roof Cover	3	Type AC	03

Alternate Key 3681754 Parcel ID 05-20-26-1200-000-01100

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Card # 1 of 1

		*On		scellaneous F t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2 PLD2 SEN2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK SCREEN ENCLOSED STRUCTURE	288.00 562.00 1690.00	SF SF SF	35.00 5.38 3.50	2002 2002 2002 2002	2002 2002 2002 2002	10080.00 3024.00 5915.00	85.00 70.00 45.00	8,568 2,117 2,662

Building Permits											
Roll Year	Permit ID	Permit ID Issue Date Comp Date Amount Type Description		Review Date	CO Date						
2007	SALE	01-01-2006	04-19-2007	1	0000	CHECK VALUES	04-19-2007				
	02-00689	9 09-09-2002 06-13-2002	03-06-2003 03-06-2003	10 26,500		SEN					
	02-467					SWIM'N PUL					
2001	0000168	03-07-2000	10-02-2000	66,005	0000	SFR/1310 LK IDAMERE BLVD					

Sales Information									Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023080290	6170 4319 3131 2336 1941	2189 2352 0024 0067 2190	06-28-2023 04-29-2013 03-29-2006 06-05-2003 04-27-2001	WD WD WD WD WD	00000	01 U Q Q Q	 	327,000 86,000 207,000 121,000 99,700				
										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
62.000	187.669	13.347	263.016	0	263016	0.00	263016	263016	263.164

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