



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3827052**

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 # 2024-0755	County Lake	Tax year 2024	Date received 9/2/24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP		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 #	2219261600-000-03700 1253 Kellogg Dr
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"/> Qualifying improvement (s. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(5), F.S.)	
<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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0755	Alternate Key: 3827052	Parcel ID: 22-19-26-1600-000-03700	
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 1253 KELLOGG DR TAVARES		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 325,413	\$ 325,413	
2. Assessed or classified use value, *if applicable	\$ 232,460	\$ 232,460	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 232,460	\$ 232,460	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 7/9/2013 Price: \$127,000 Arm's Length Distressed Book 4351 Page 440

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827052	3840310	3927932	3864155
Address	1253 KELLOGG DR TAVARES	1109 LONGVILLE CIR TAVARES	1812 IRBY CT TAVARES	1756 COLLEGE PARK DR TAVARES
Proximity		SAME SUB	0.38 MILE	0.30 MILE
Sales Price		\$343,000	\$356,000	\$365,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.40%	2.80%
Adjusted Sale		\$292,922	\$304,024	\$320,470
\$/SF FLA	\$179.00 per SF	\$153.68 per SF	\$162.84 per SF	\$173.51 per SF
Sale Date		11/16/2023	11/28/2023	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	1,818	1,906	-4400	1,867	-2450	1,847	-1450
Year Built	2006	2006		2023		2008	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
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. 1.5%	-4400	-Net Adj. 0.8%	-2450	-Net Adj. 6.7%	-21450
		Gross Adj. 1.5%	4400	Gross Adj. 0.8%	2450	Gross Adj. 6.7%	21450
Adj. Sales Price	Market Value \$325,413	Adj Market Value	\$288,522	Adj Market Value	\$301,574	Adj Market Value	\$299,020
	Value per SF 179.00						

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.

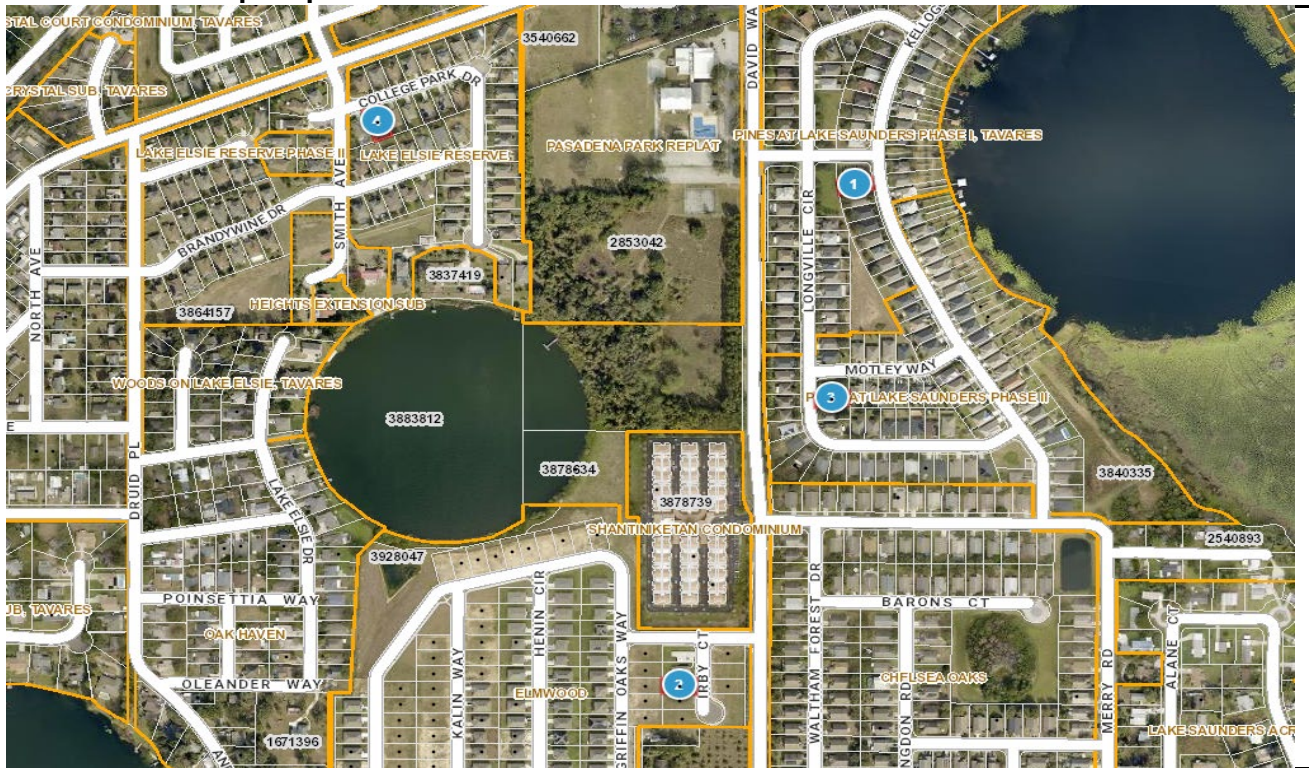
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/13/2024

2024-0755 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3827052	1253 KELLOGG DR TAVARES	-
2	COMP 2	3927932	1812 IRBY CT TAVARES	0.38 MILE
3	COMP 1	3840310	1109 LONGVILLE CIR TAVARES	SAME SUB
4	COMP 3	3864155	1756 COLLEGE PARK DR TAVARES	0.30 MILE
5				
6				
7				
8				

Alternate Key 3827052
 Parcel ID 22-19-26-1600-000-03700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0755 Subject
 PRC Run: 12/13/2024 By

Card # 1 of 1

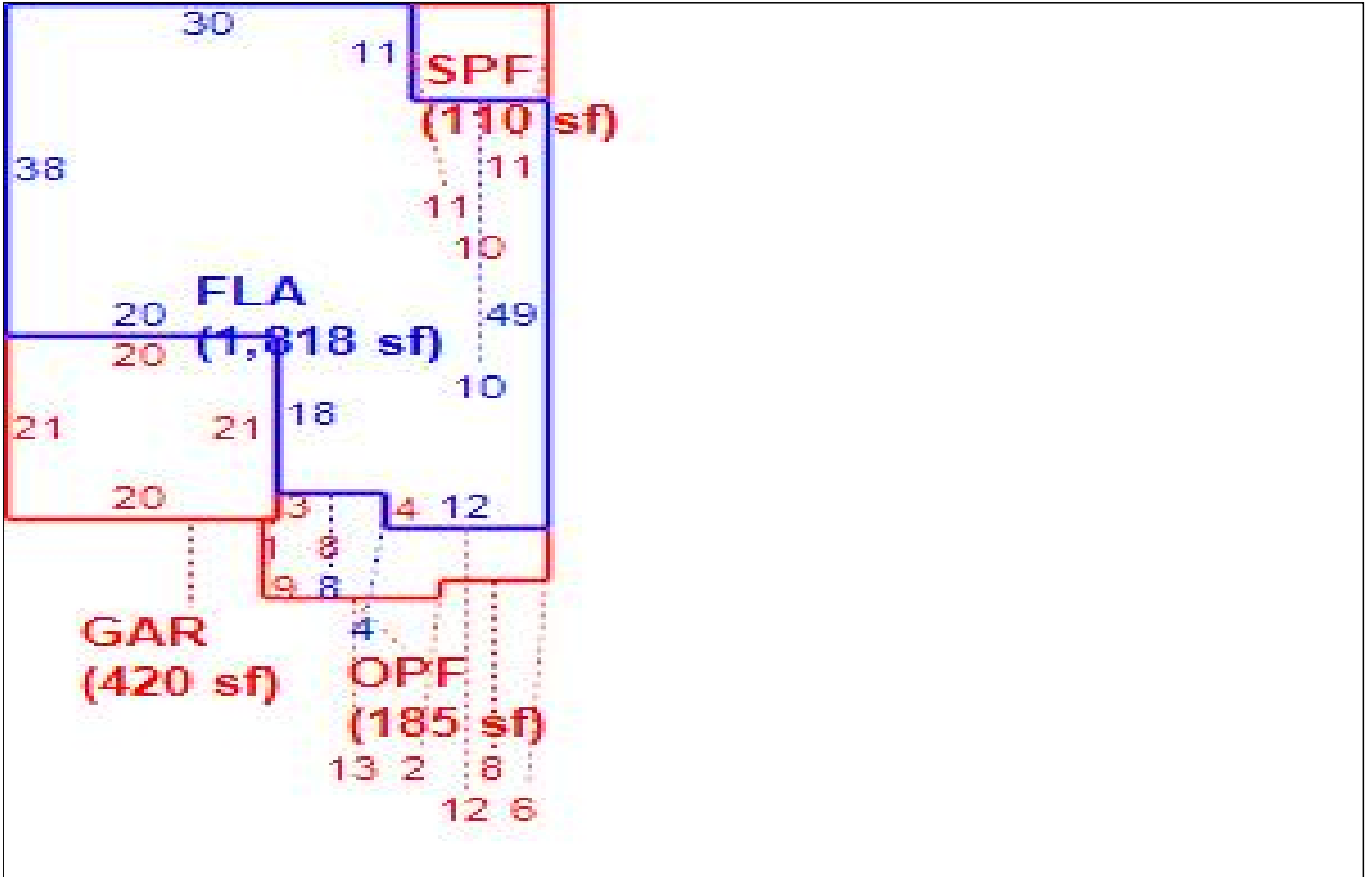
Current Owner
 2018-3 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 1253 KELLOGG DR
 TAVARES FL 32778
 Mill Group 000T NBHD 2118
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 01-01-202

Legal Description
 PINES AT LAKE SAUNDERS PHASE I PB 52 PG 1-3 LOT 37 ORB 5135 PG 1894

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 256,611 Deprec Bldg Value 248,913 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,818	1,818	1,818	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	116.12	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	185	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	110	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,818	2,533	1,818	0	Roof Cover	3	Type AC	03

Alternate Key 3827052
 Parcel ID 22-19-26-1600-000-03700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0755 Subject
 PRC Run: 12/13/2024 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	
2014	SALE	01-01-2013	06-05-2014	1	0099	CHECK VALUE	05-21-2014		
2007	BR05-01084	02-06-2006	07-07-2006	163,555	0000	SFR FOR 07	07-07-2006		
2006	BR05-01084	08-04-2005	02-06-2006	163,555	0000	SFR 1252 KELLOGG DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 1894	06-28-2018	WD	U	M	I	0				
	4646 1567	06-25-2015	WD	U	M	I	100				
	4351 0440	07-09-2013	WD	U	U	I	127,000				
	4351 0436	05-01-2013	WD	U	U	I	100				
	4312 2132	04-09-2013	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	248,913	0	325,413	69713	255700	0.00	255700	325413	325,413	

Parcel Notes

06 CORRECT PHYSICAL ADDRESS IS 1253 KELLOGG PER BRIAN SCHWARTZ WHO IS THE OWNER OF THE SUBDIVISION FN 020306 3099/385 ORIA E ANDINO & JUAN R BRUNO WH
 07X VADX BELONGS TO JUAN R BRUNO
 10X RENEWAL CARD RETURNED WITH ADDRESS 1517 EASTER AVE BATAVIA OH 45103 SENDING LETTER 020810
 10X DENY
 10X ANDINO / BRUNO DENIAL RETURNED FROM OH ADDR UNCLAIMED 071110 WITH ADDR FOR JUAN BRUNO 75-54 CALLE 64 BAYAMON PR 00961 RESENT TO THAT ADDR 072710
 4312/2132 CT VS ORIA E ANDINO AND JUAN R BRUNO SOLD TO BANK OF AMERICA NA
 4351/436 BANK OF AMERICA NA TO FEDERAL HOME LOAN MTG CORP
 4351/440 FEDERAL HOME LOAN MTG CORP TO IH2 PROPERTY FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 14FC NO CHGS SUB UPDATED IN MASS MLS G4694192 CRA 052114
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK3841726 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5135/1894 2018-3 IH BORROWER LP AS SUCC BY MERGER WITH 2015-3 IH2 BORROWER LP TO 2018-3 IH BORROWER LP
 5135/1894 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 20VAB PETITION 2020-097 TJW 091620
 20VAB PETITION 2020-097 WITHDRAWN NO CHANGE TJW 111020

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0755 Comp 1
PRC Run: 12/13/2024 By

Card # 1 of 1

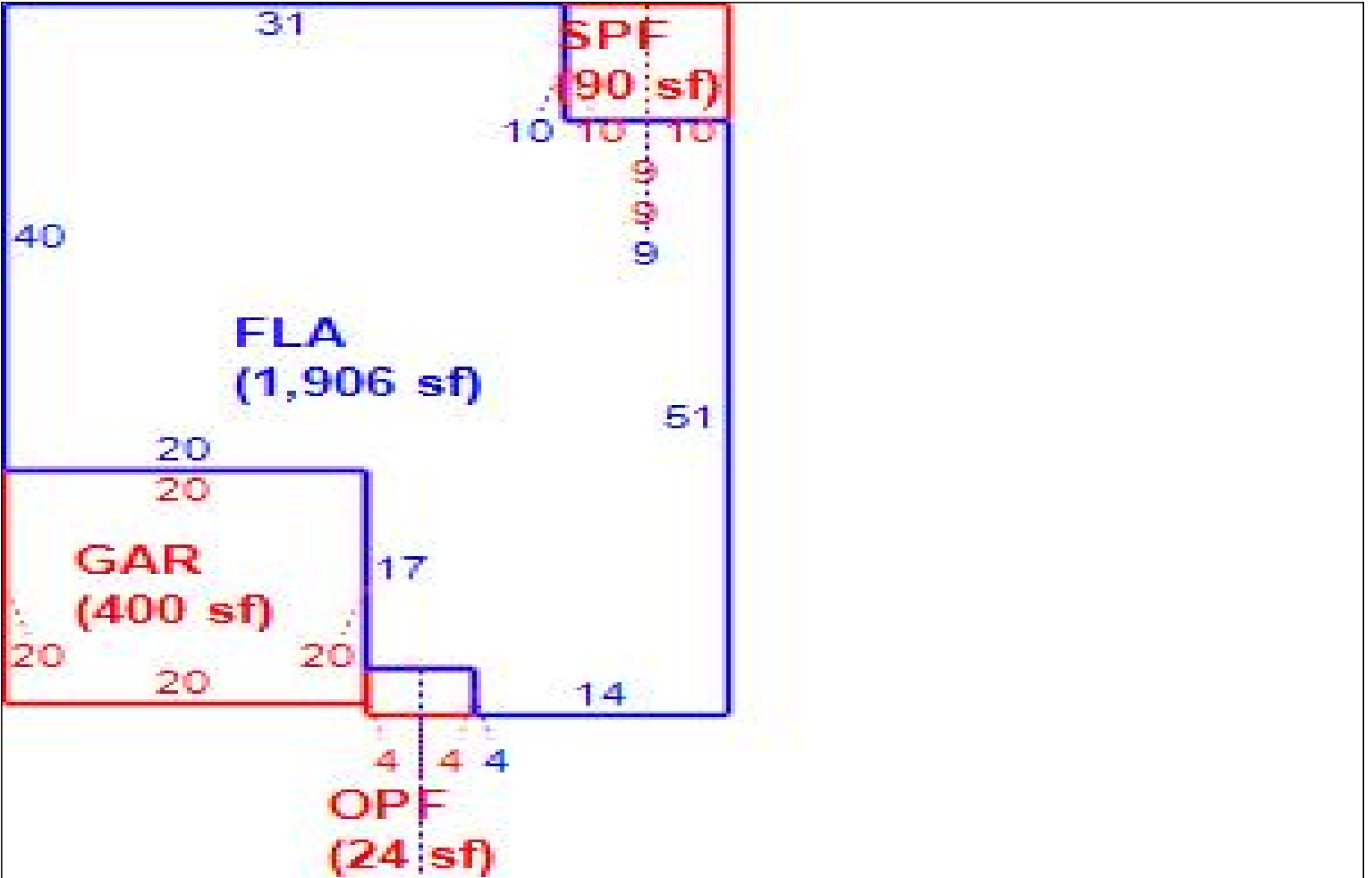
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0755 Comp 1
 PRC Run: 12/13/2024 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 3927932
Parcel ID 27-19-26-0020-000-00600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0755 Comp 2
PRC Run: 12/13/2024 By

Card # 1 of 1

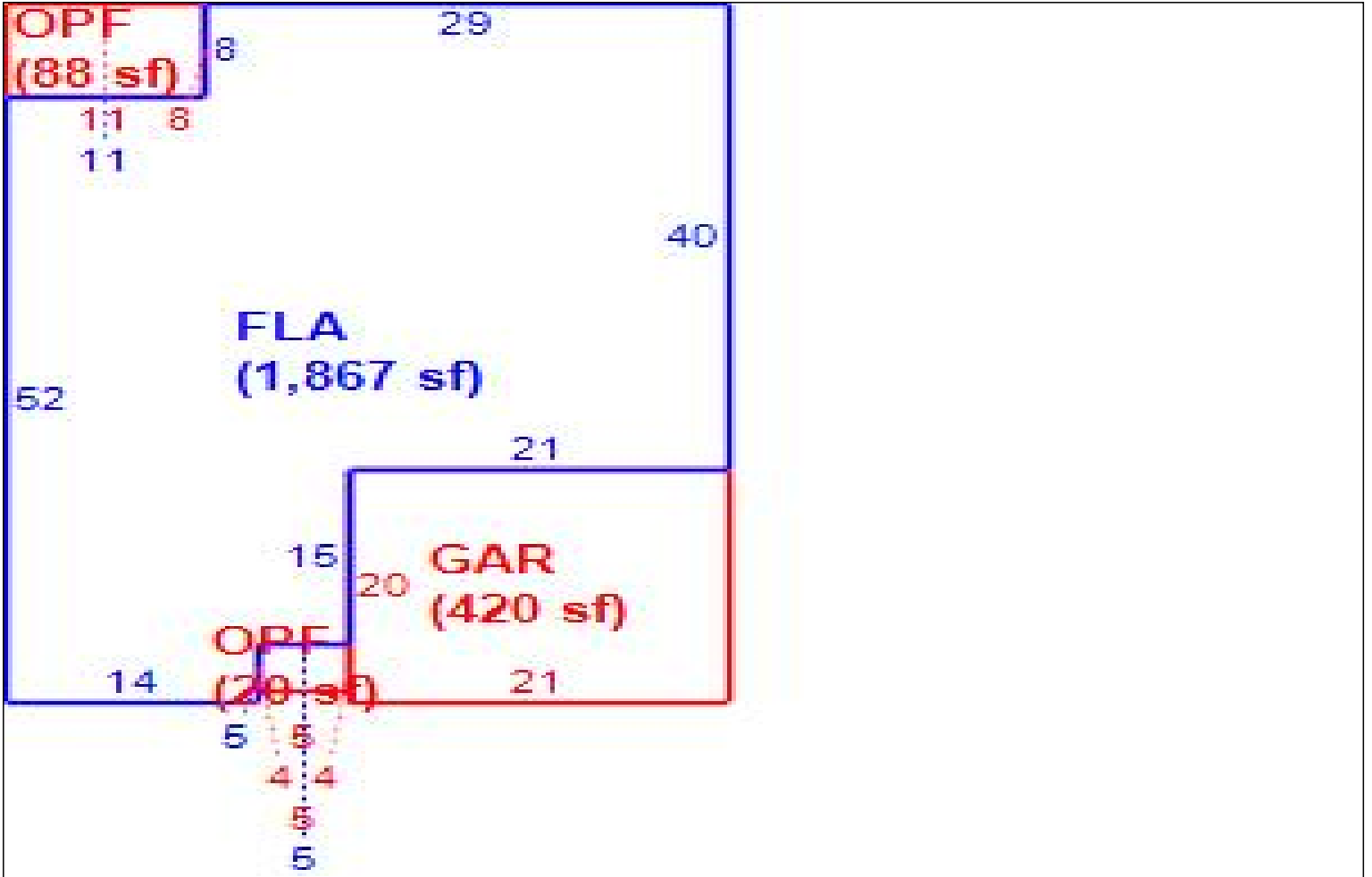
Current Owner		
GARCIA FRANDIMARYS V AND DIMARYS D		
1812 IRBY CT		
TAVARES	FL	32778

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

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

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 250,283
Deprec Bldg Value 250,283		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	2023	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	111.97	Quality Grade	675	Half Baths	
OFF	OPEN PORCH FINISHE	0	108	0	250,283	Wall Type	03	Heat Type	6
						Condition	VG	Foundation	3
						% Good	100.00	Fireplaces	
						Functional Obsol		Roof Cover	3
						Building RCNLD	250,283	Type AC	03
TOTALS		1,867	2,395	1,867					

Alternate Key 3927932
 Parcel ID 27-19-26-0020-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0755 Comp 2
 PRC Run: 12/13/2024 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
2024	23-551	04-21-2023	02-23-2024	231,358	0001	SFR 4BR/2BA 1812 IRBY CT	02-23-2024	

Sales Information

Exemptions

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

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45,000	250,283	0	295,283	0	295283	50,000.00	245283	270283	295,283

Parcel Notes

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0755 Comp 3
 PRC Run: 12/13/2024 By

Card # 1 of 1

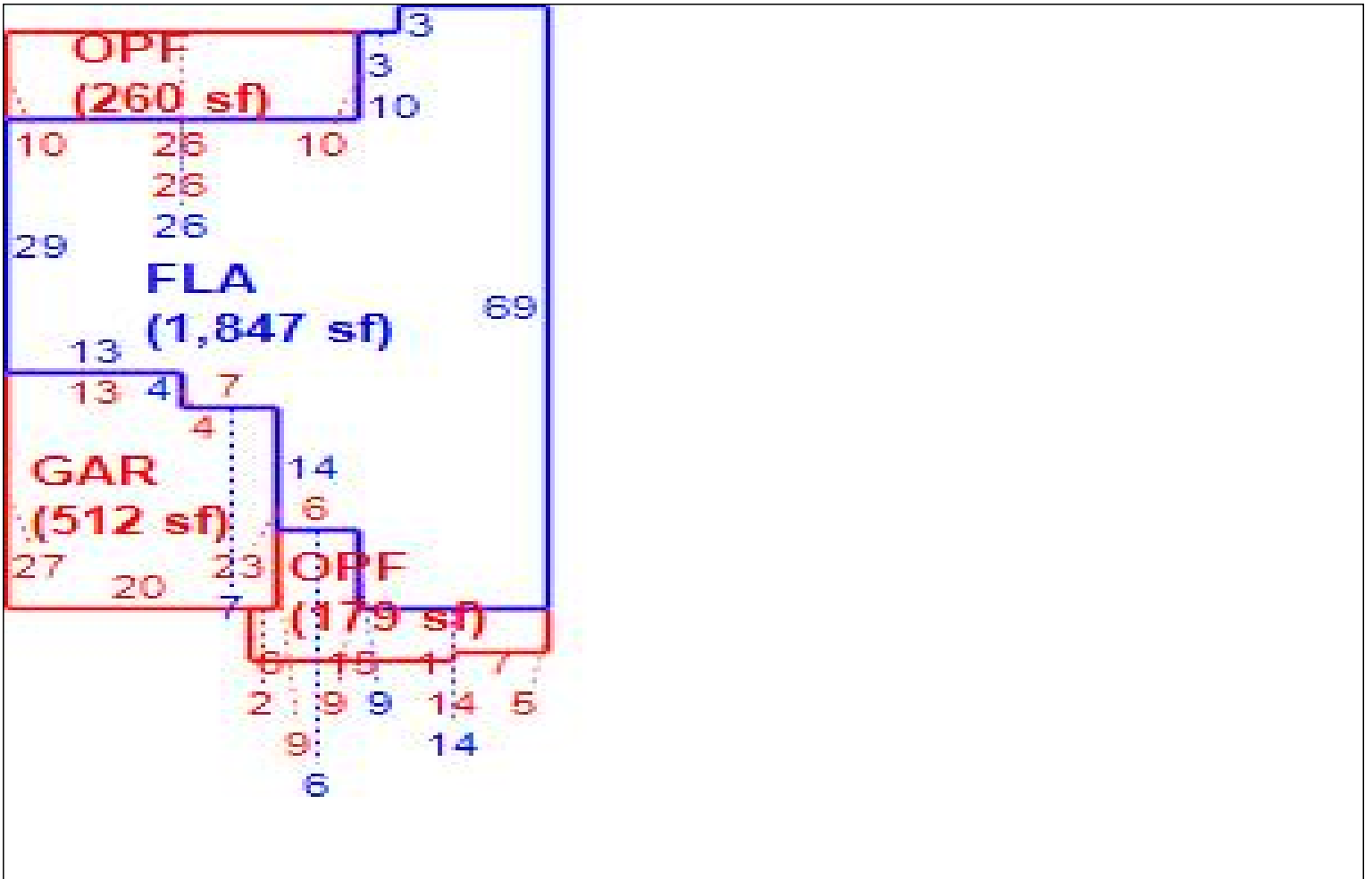
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

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
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	218,870	Type AC	03
TOTALS		1,847	2,798	1,847					

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0755 Comp 3
PRC Run: 12/13/2024 By
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	171.00	SF	35.00	2008	2008	5985.00	85.00	5,087
PLD2	POOL/COOL DECK	327.00	SF	5.38	2008	2008	1759.00	70.00	1,231
SEN2	SCREEN ENCLOSED STRUCTURE	1043.00	SF	3.50	2008	2008	3651.00	60.00	2,191
PUG2	POOL UPGRADE	1.00	UT	4000.00	2008	2008	4000.00	85.00	3,400

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

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064200	6151	0493	05-24-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
	3923	2316	05-14-2010	WD	Q	Q	I	173,500	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
56,250	218,870	11,909	287,029	0	287029	50,000.00	237029	262029	287,120	

Parcel Notes

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

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