



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3827094**

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 # <b>2024-0756</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9/12/24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; THR Florida, LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>2219261600-000-07900 1304 Longville Cir</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Parent/grandparent reduction <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"/> 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"/> 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.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this 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 employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton

Signature, representative

Robert Peyton

Print name

9/10/2024

Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
  - I am an uncompensated representative filing this petition AND (check one)
    - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0756	Alternate Key: 3827094	Parcel ID: 22-19-26-1600-000-07900	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1304 LONGVILLE CIR TAVARES		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 298,248	\$ 298,248	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 212,630	\$ 212,630	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 212,630	\$ 212,630	

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

**Last Sale Date** 11/9/2017      **Price:** \$100       Arm's Length  Distressed      **Book** 5025      **Page** 1989

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3827094	3840310	3864155	3811687
<b>Address</b>	1304 LONGVILLE CIR TAVARES	1109 LONGVILLE CIR TAVARES	1756 COLLEGE PARK DR TAVARES	2781 BAY LAGOON WAY TAVARES
<b>Proximity</b>		SAME SUB	0.27 MILE	0.45 MILE
<b>Sales Price</b>		\$343,000	\$365,000	\$300,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	2.80%	2.40%
<b>Adjusted Sale</b>		\$292,922	\$320,470	\$262,200
<b>\$/SF FLA</b>	\$187.34 per SF	\$153.68 per SF	\$173.51 per SF	\$198.64 per SF
<b>Sale Date</b>		11/16/2023	5/24/2023	6/28/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,592	1,906	-15700	1,847	-12750	1,320	13600
<b>Year Built</b>	2005	2006		2008		2004	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		WOOD	20000
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	PATIO	Sm Scrnd	-5000	Open	-5000	Screened	-5000
<b>Pool</b>	N	N		Y	-20000	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		-Net Adj. 7.1%	-20700	-Net Adj. 11.8%	-37750	Net Adj. 10.9%	28600
		Gross Adj. 7.1%	20700	Gross Adj. 11.8%	37750	Gross Adj. 14.7%	38600
<b>Adj. Sales Price</b>	Market Value <b>\$298,248</b>	Adj Market Value	<b>\$272,222</b>	Adj Market Value	<b>\$282,720</b>	Adj Market Value	<b>\$290,800</b>
	Value per SF 187.34						

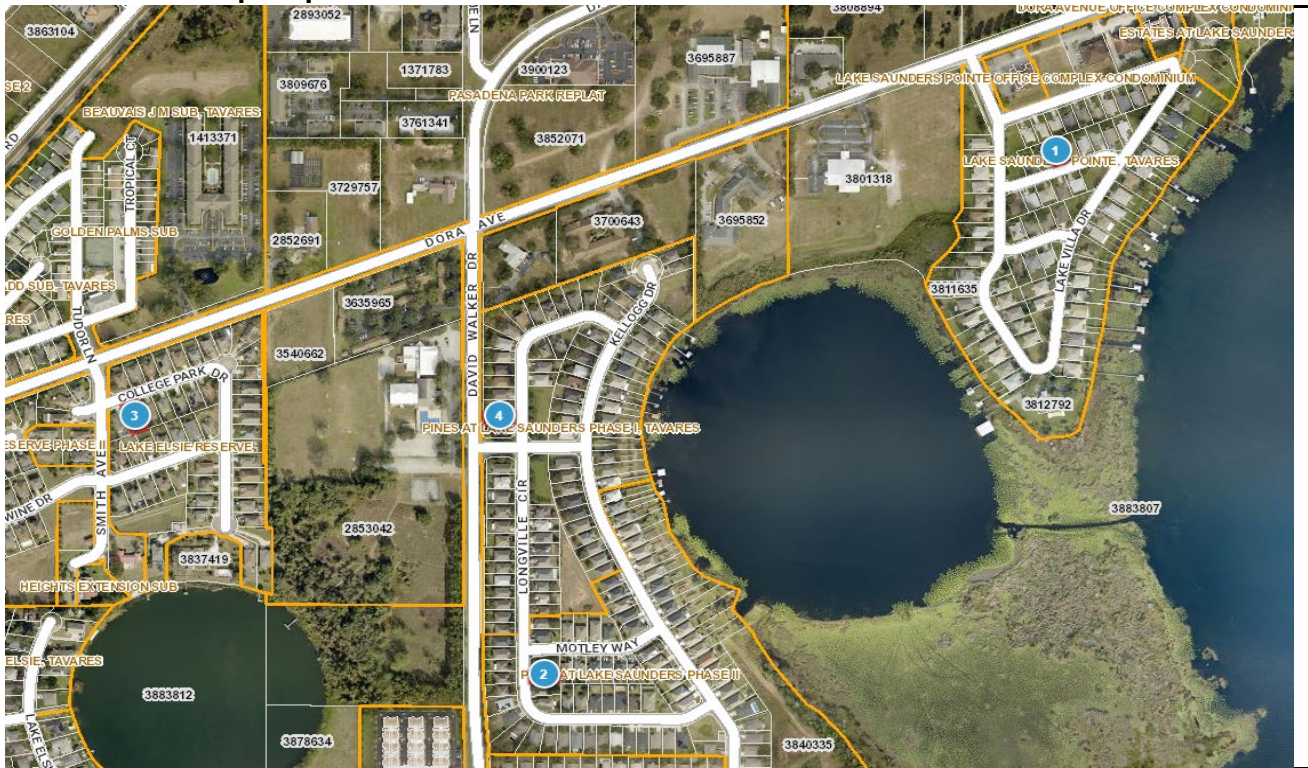
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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 12/11/2024**

**2024-0756 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3811687	2781 BAY LAGOON WAY TAVARES	0.45 MILE
2	COMP 1	3840310	1109 LONGVILLE CIR TAVARES	SAME SUB
3	COMP 2	3864155	1756 COLLEGE PARK DR TAVARES	0.27 MILE
4	SUBJECT	3827094	1304 LONGVILLE CIR TAVARES	-
5				
6				
7				
8				

Alternate Key 3827094  
 Parcel ID 22-19-26-1600-000-07900

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

2024-0756 Subject  
 PRC Run: 12/11/2024 By

Card # 1 of 1

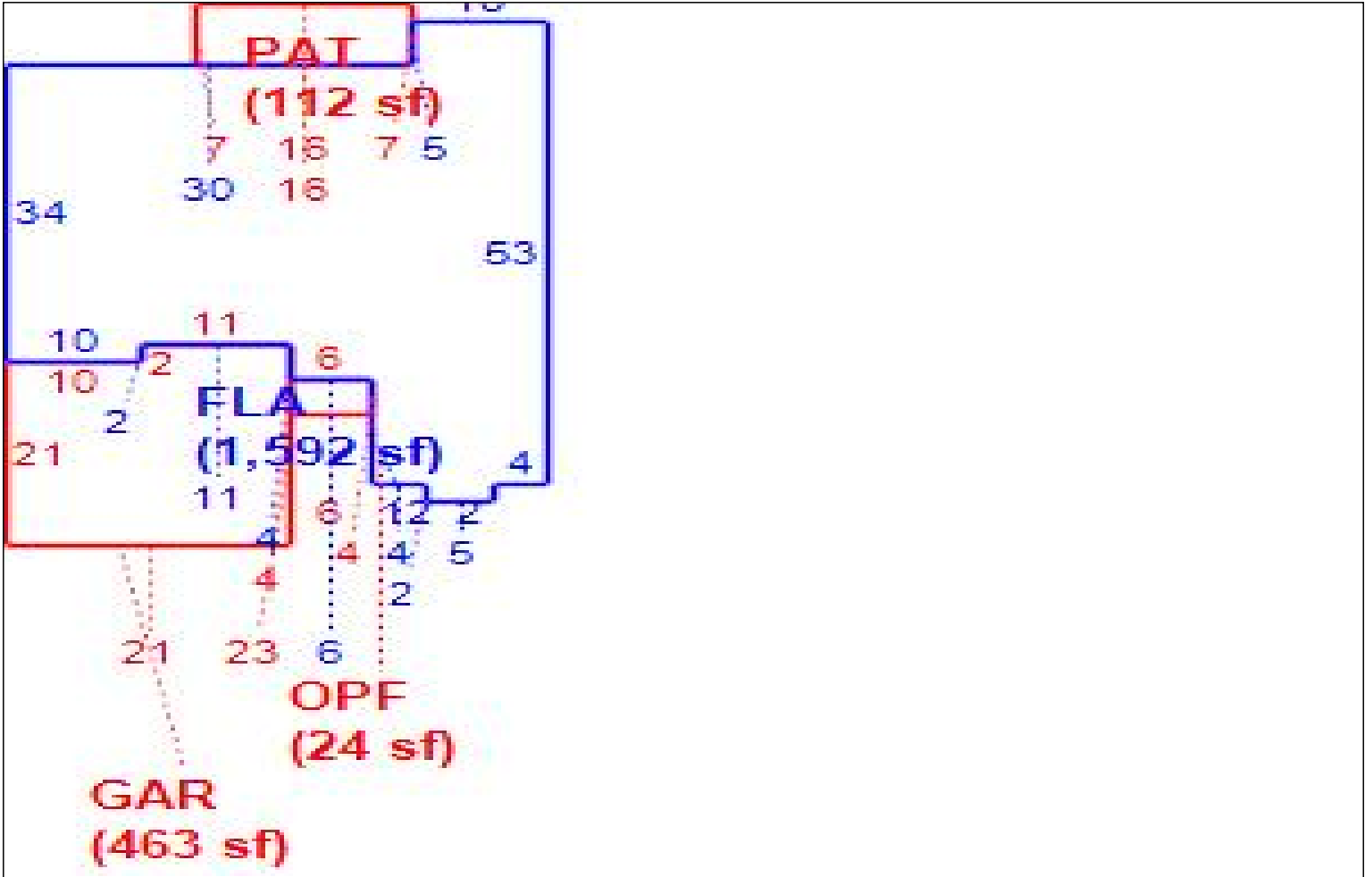
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	1304 LONGVILLE CIR	
	TAVARES	FL 32778
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 PINES AT LAKE SAUNDERS PHASE I PB 52 PG 1-3 LOT 79 ORB 4519 PG 1200 ORB 5025 PG 1989

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 228,606 Deprec Bldg Value 221,748 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	1,592	1,592	1592	2005				
GAR	GARAGE FINISH	0	463	0	Effective Area	1592	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	24	0	Base Rate	116.88	Quality Grade	680	Half Baths 0
PAT	PATIO UNCOVERED	0	112	0	Building RCN	228,606	Wall Type	03	Heat Type 6
TOTALS		1,592	2,191	1,592	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	221,748			

Alternate Key 3827094  
 Parcel ID 22-19-26-1600-000-07900

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

2024-0756 Subject  
 PRC Run: 12/11/2024 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	
2006	BR05-00059	01-26-2005	08-09-2005	126,754	0000	SFR 1304 LONGVILLE CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4238	0870	10-31-2012	WD	U	U	I	95,500			
	2903	0850	07-22-2005	WD	Q	Q	I	164,400			
	2712	1760	12-03-2004	WD	U	M	V	1			
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	221,748	0	298,248	64358	233890	0.00	233890	298248	298,248	

**Parcel Notes**

06X CHANGED ADDRESS TO PO BOX 866 TAVARES 32778 PER ADDRESS CARD DTD 071706  
 07X MURIEL V EILENBERGER 84 DECEASED 120907 DC  
 08X VADX BELONGS TO EDWIN EILENBERGER  
 12X EDWIN EILENBERGER 90 DECEASED 062712 FL DEATH LIST  
 4206/2070 NORMAN WEILAND PR FOR THE EST OF EDWIN EILENBERGER  
 4238/870 NORMAN WEILAND AS PR & AS TTEE OF THE EDWIN & MURIEL EILENBERGER REVC TRS DTD 030608 TO THR FLORIDA LP  
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513  
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 102213  
 4519/1200 THR FLORIDA LP TO 2014-2 IH BORROWER LP  
 4519/1200 M SALE INCL OVER 25 PARCELS IN MULTI SUBS  
 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 AK3784225 CB 080516  
 5025/1989 2017-2 IH BORROWER LP TO THR FLORIDA LP  
 5025/1989 M SALE INCL OVER 25 PARCELS IN MULTI SUBS  
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/1989 CB 113017  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 20VAB PETITION 2020-099 TJW 091620  
 20VAB PETITION 2020-099 WITHDRAWN NO CHANGE TJW 111020

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

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

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

2024-0756 Comp 1  
PRC Run: 12/11/2024 By

Card # 1 of 1

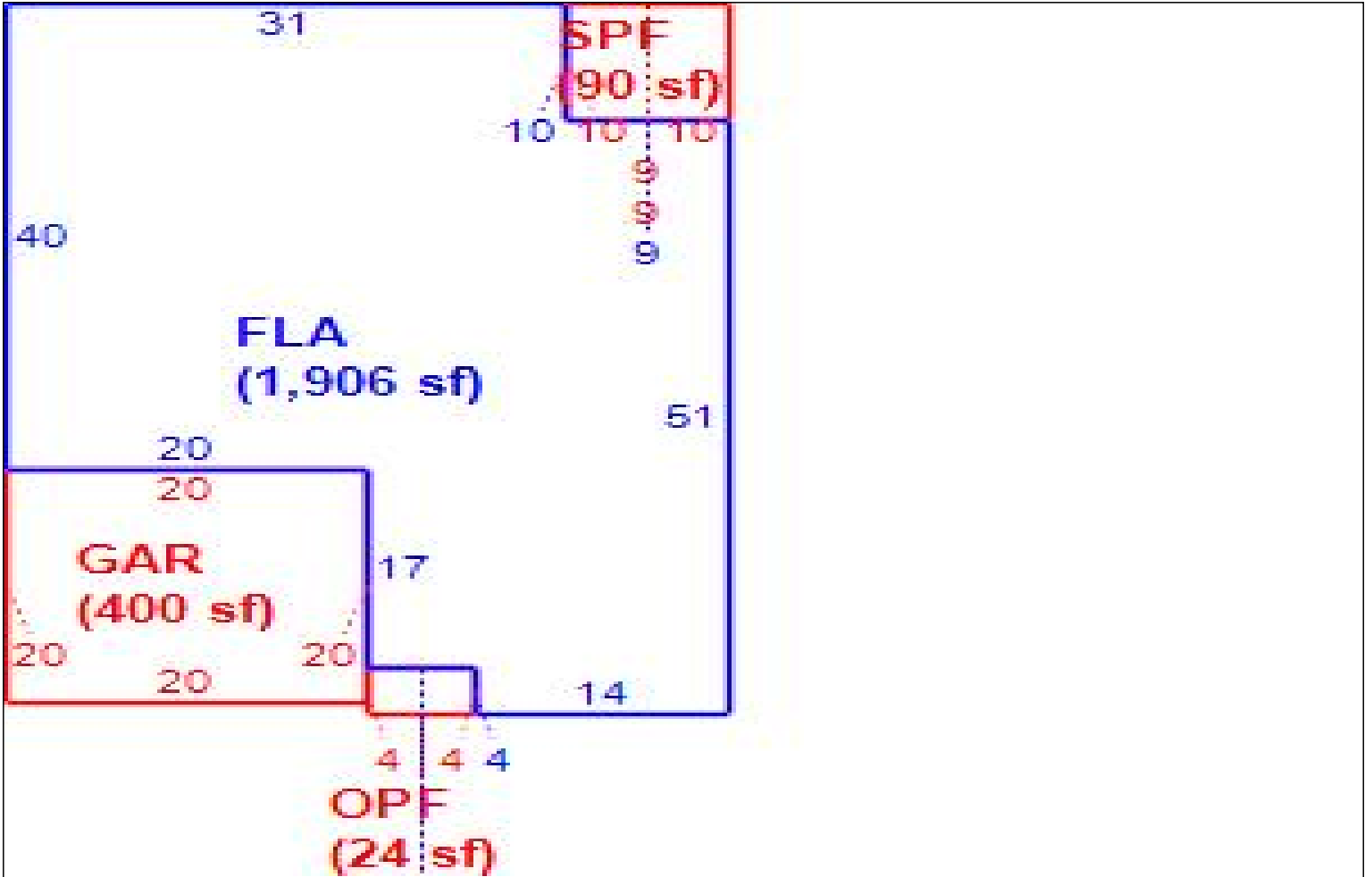
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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

2024-0756 Comp 1  
 PRC Run: 12/11/2024 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

2024-0756 Comp 2  
 PRC Run: 12/11/2024 By

Card # 1 of 1

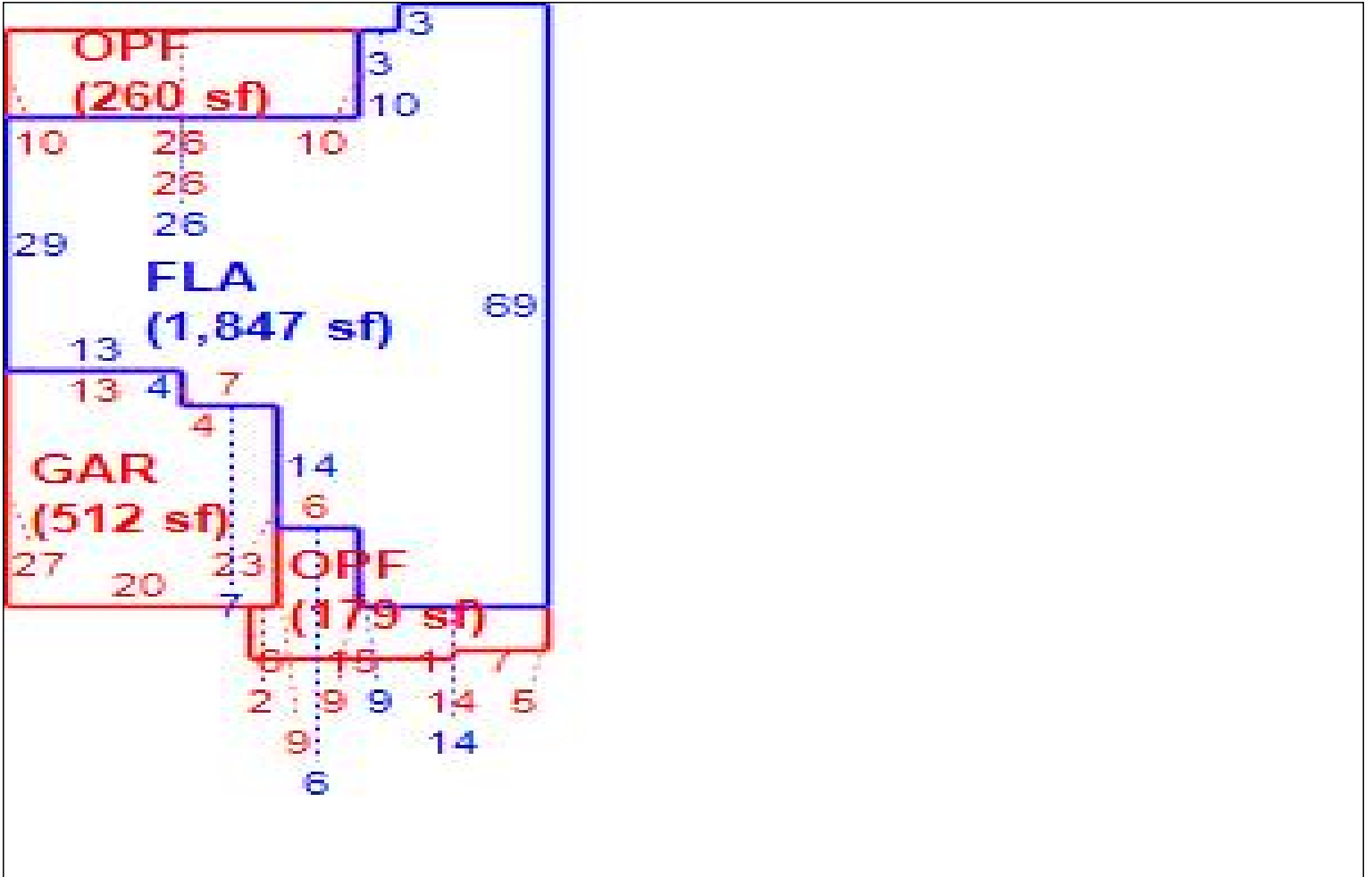
Current Owner		
SMITH PATRICIA A & BRIAN P		
1756 COLLEGE PARK DR		
TAVARES	FL	32778

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				
GAR	GARAGE FINISH	0	512	0	Effective Area	1847	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	439	0	Base Rate	99.22	Quality Grade	655	Half Baths 0
TOTALS					Building RCN	225,639	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	218,870			

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

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

2024-0756 Comp 2  
 PRC Run: 12/11/2024 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
<b>Total</b>											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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Alternate Key 3811687  
 Parcel ID 22-19-26-0450-000-05200

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

2024-0756 Comp 3  
 PRC Run: 12/11/2024 By

Card # 1 of 1

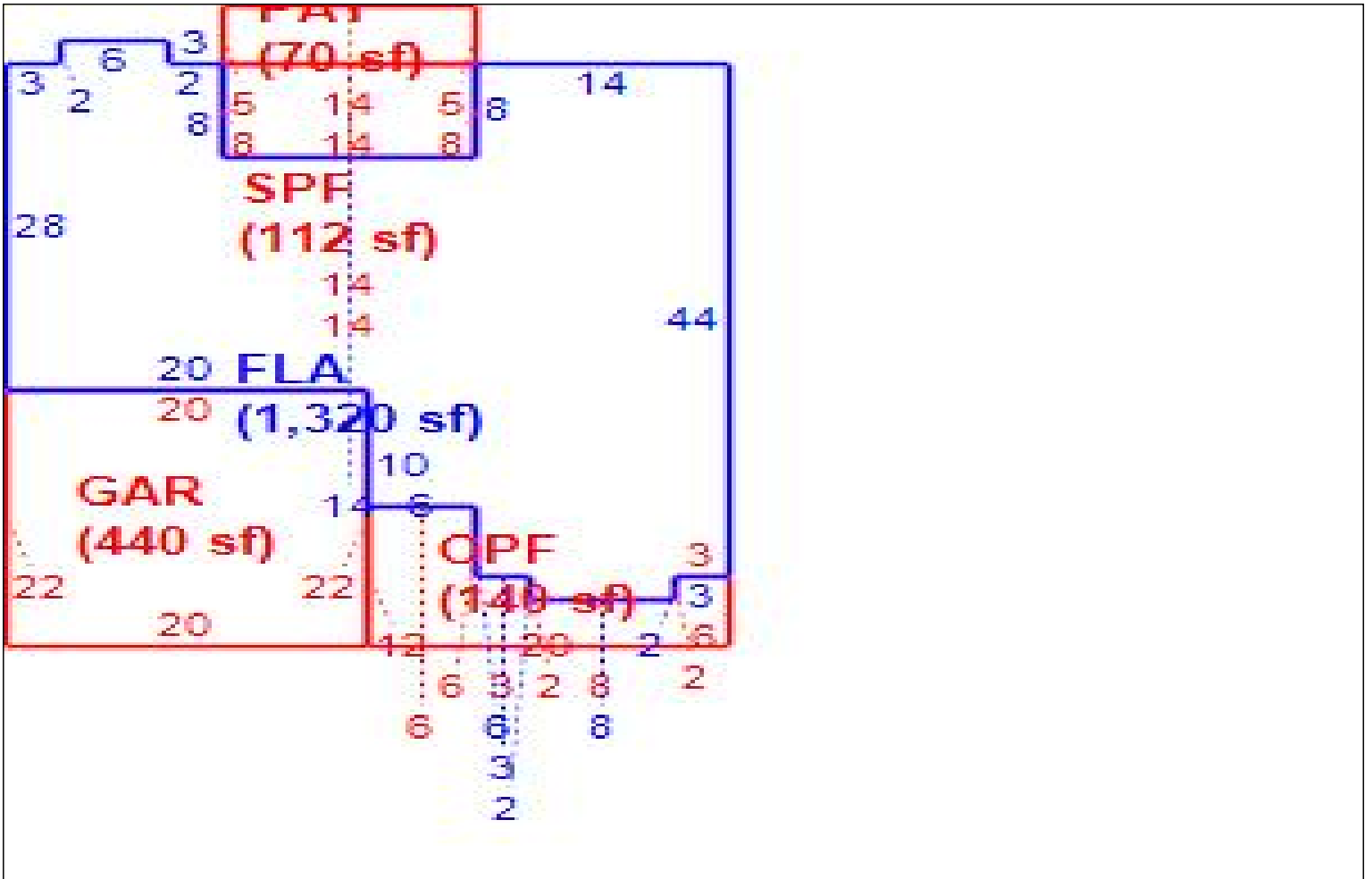
Current Owner		
BENNER PROPERTIES LLC		
35746 PANTHER RIDGE RD		
EUSTIS	FL	32736

Property Location		
Site Address 2781 BAY LAGOON WAY		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 02-24-202

Legal Description
LAKE SAUNDERS POINTE PB 46 PG 87-89 LOT 52 ORB 6364 PG 2175

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 209,632
Deprec Bldg Value 203,343		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,320	1,320	1320	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	122.70	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	140	0	EX	Wall Type	01	Heat Type	6
PAT	PATIO UNCOVERED	0	70	0	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	112	0	0	Roof Cover	3	Type AC	03
TOTALS		1,320	2,082	1,320	203,343				

Alternate Key 3811687  
 Parcel ID 22-19-26-0450-000-05200

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

2024-0756 Comp 3  
 PRC Run: 12/11/2024 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	
2021 2005	SALE 04-00238	01-01-2020 03-08-2004	02-24-2021 12-15-2004	98,000	1 0099	CHECK VALUE SFR 2781 BAY LAGOON WAY 2BEDS	02-24-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024082089	6364	2175	07-10-2024	WD	U	11	I	0				
2023078842	6168	2327	06-28-2023	WD	Q	01	I	300,000				
2021139418	5811	1211	10-05-2021	WD	U	11	I	0				
2021001059	5613	0034	12-29-2020	WD	Q	01	I	218,000				
2018017992	5067	0819	02-13-2018	WD	Q	Q	I	150,000				
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	
45,000	203,343	0	248,343	0	248343	0.00	248343	248343	248,343	

**Parcel Notes**

05 LOC FROM 100 FER 101904  
 05X HOWARD EDWARD NEWMAN 59 DECEASED 090292 DC  
 06FC QG FROM 620 MB 070505  
 4655/2342 ELSIE R NEWMAN ENHANCED LE REM HOWARD RANDALL NEWMAN AND KIMBERLY NEWMAN BAKICH JTWROS  
 17 ELSIE RUTH NEWMAN 81 DECEASED 082817 STATE DEATH LIST FILE 2017134222 SHH 092717  
 5067/819 HOWARD RANDALL NEWMAN AND KIMBERLY NEWMAN BAKICH TO JOHN E & SANDRA K HERMAN HW  
 18X COURTESY HX CARD SENT 032118  
 19 MLS NOT FOUND PIX ON ZILLOW WELL MAINTAINED GOOD COND TJW 082918  
 19X COURTESY HX CARD SENT 010219  
 5613/34 JOHN E & SANDRA K HERMAN TO F BRADLEY PEYTON  
 21X COURTESY HX CARD SENT 012121  
 21FCL SFR GOOD COND NO PHYS CHG JDB 022421  
 21X HX PENDING FL VEHICLE OR FL VOTER REG JRF 032621  
 21CC LEFT COURTESY MESSAGE REQUESTING 2ND FORM FL RESIDENCY GG 050721  
 21CC SPOKE WITH BRADLEY WILL EMAIL FL VEH TAG NT 050721  
 21X RECEIVED TAG INFO SCANNED IN HX APPROVED LD 050721  
 5811/1211 FRANCIS BRADLEY PEYTON IV TTEE OF THE FRANCIS BRADLEY PEYTON IV REVC TRS AGRMT DTD 100521  
 6168/2327 FRANCIS BRADLEY PEYTON IV INDIV AND AS TTEE TO JILL BENNER AND MICHAEL BENNER ONLY  
 6364/2175 MICHAEL A & JILL R BENNER TO BENNER PROPERTIES LLC

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