



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3797994**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0782</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; IH3 Property Florida, L.P.</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>2519250180-000-01700 4893 Abaco Dr</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"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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 # <b>2024-0782</b>	Alternate Key: <b>3797994</b>	Parcel ID: <b>25-19-25-0180-000-01700</b>	
Petitioner Name <b>ROBERT PEYTON, RYAN LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>4893 ABACO DR TAVARES</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>IH3 PROPERTY FLORIDA LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 326,710	\$ 326,710	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 285,310	\$ 285,310	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 285,310	\$ 285,310	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 1/27/2014 Price: \$147,000  Arm's Length  Distressed Book 4445 Page 1959

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>3797994</b>	<b>3817258</b>	<b>3797993</b>	<b>3798026</b>
Address	4893 ABACO DR TAVARES	4729 ABACO DR TAVARES	4905 ABACO DR TAVARES	5010 TREASURE CAY RD TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$429,000	\$390,000	\$355,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.40%	1.60%
Adjusted Sale		\$378,378	\$333,060	\$307,863
\$/SF FLA	\$151.96 per SF	\$184.66 per SF	\$199.08 per SF	\$146.46 per SF
Sale Date		4/25/2023	11/30/2023	8/11/2023
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	2,150	2,049	5050	1,673	23850	2,102	2400
Year Built	2002	2005		2002		2005	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		3.0	-7000
Garage/Carport	2 CAR	3 CAR +	-15000	3 CAR +	-15000	2 CAR	
Porches	Y	Y		Y		Y	
Pool	N	N	0	N	0	N	0
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	SUBDIVISION	SAME SUB		SAME SUB		SAME SUB	
View	CONSERVATION	CONSERVATION		CONSERVATION		INTERIOR LOT	20000
		-Net Adj. 2.6%	-9950	Net Adj. 2.7%	8850	Net Adj. 5.0%	15400
		Gross Adj. 5.3%	20050	Gross Adj. 11.7%	38850	Gross Adj. 9.5%	29400
Adj. Sales Price	Market Value <b>\$326,710</b>	Adj Market Value	<b>\$368,428</b>	Adj Market Value	<b>\$341,910</b>	Adj Market Value	<b>\$323,263</b>
	Value per SF 151.96						

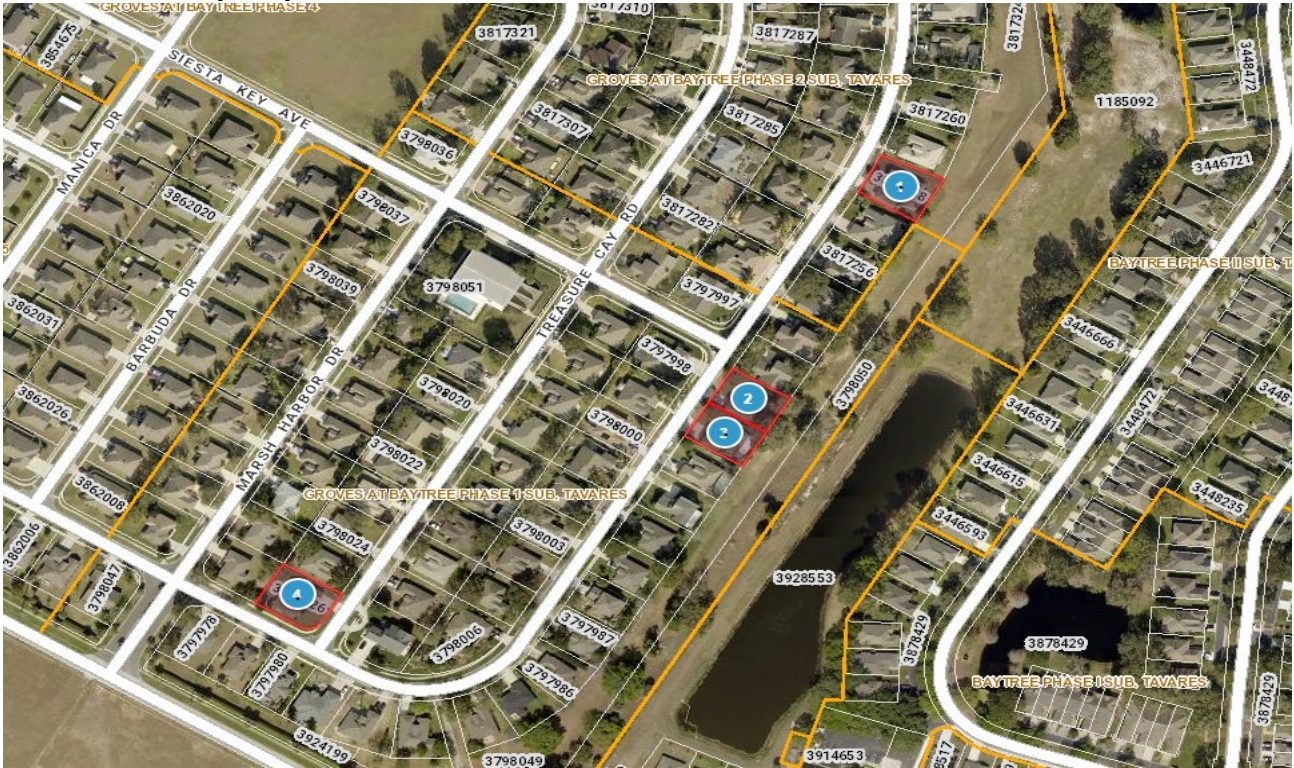
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 12/13/2024**

**2024-0782 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3817258	4729 ABACO DR TAVARES	SAME SUB
2	SUBJECT	3797994	4893 ABACO DR TAVARES	-
3	COMP 2	3797993	4905 ABACO DR TAVARES	SAME SUB
4	COMP 3	3798026	5010 TREASURE CAY RD TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3797994  
 Parcel ID 25-19-25-0180-000-01700

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

2024-0782 Subject  
 PRC Run: 12/13/2024 By

Card # 1 of 1

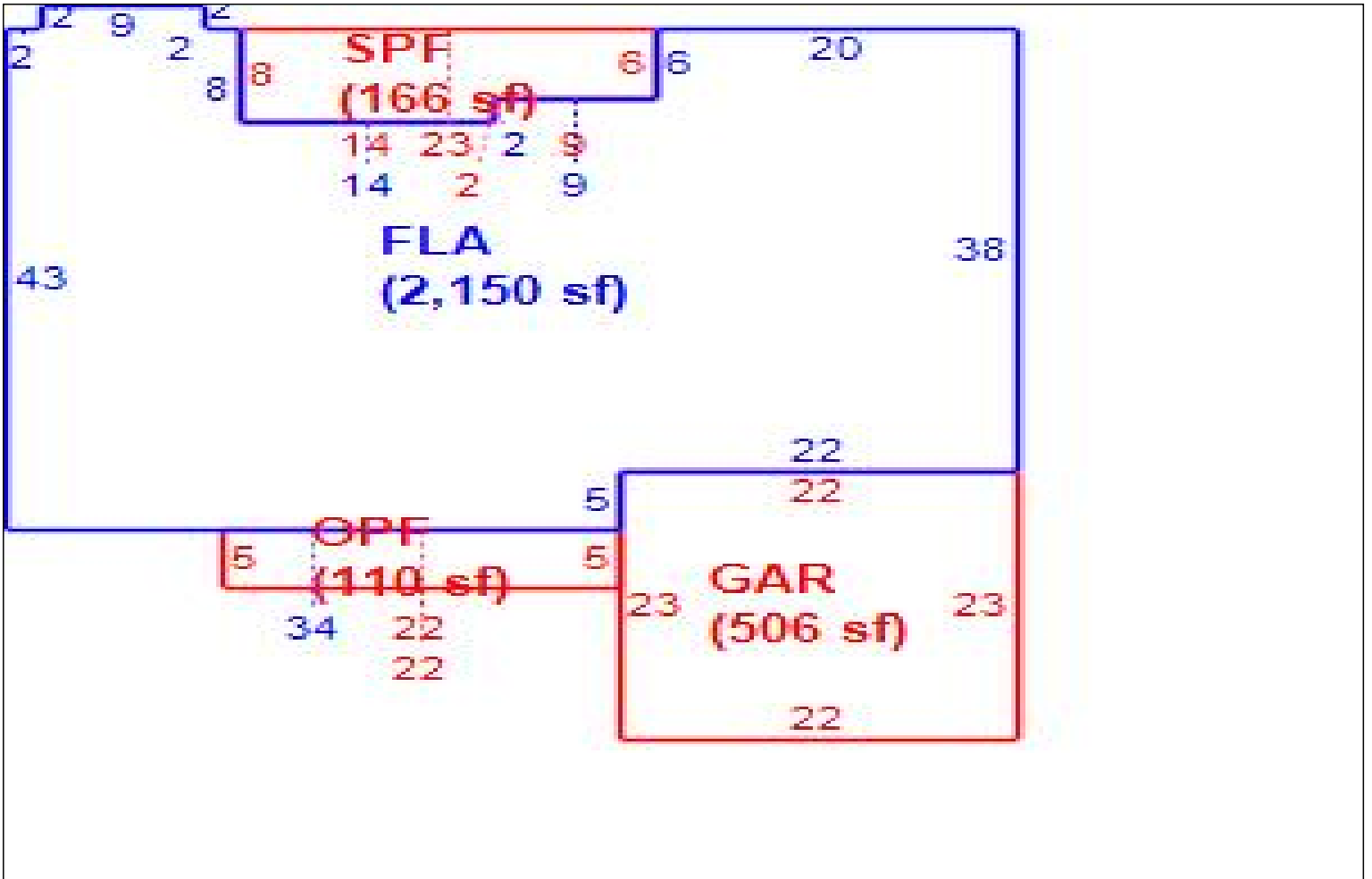
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 4893 ABACO DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-15-202

**Legal Description**  
 TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 17 PB 43 PGS 11-12 ORB 4445 PG 1959

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	0138	0	0		1.00 LT	110,000.00	0.0000	0.90	1.000	1.000	0	99,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,000		
Classified Acres		0		Classified JV/Mkt		99,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 234,753 Deprec Bldg Value 227,710 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	2,150	2,150	2150	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	91.08	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	110	0	234,753	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	166	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,150	2,932	2,150	97.00	Roof Cover	3	Type AC	03

Alternate Key 3797994  
 Parcel ID 25-19-25-0180-000-01700

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

2024-0782 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	
2023	LAND	01-01-2021			1 0008	CK USE FROM LL 0138			
2021	LAND	05-09-2020	06-02-2021		1 0008	CK USE FROM LL 0138			
2020	LAND	01-01-2019	05-09-2020		1 0008	CK USE FROM LL 0138 PETER			
2019	LAND	01-01-2018	04-25-2019		1 0008	CK USE FROM LL 0138 PETER	03-15-2019		
2003	02-00157	02-21-2002	11-25-2002	115,648	0000	SFR/4893 ABACO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4445	1959	01-27-2014	WD	U	U	I	147,000			
	4369	0297	08-01-2013	CT	U	U	I	0			
	2230	0800	12-19-2002	WD	Q	Q	I	190,000			
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	
99,000	227,710	0	326,710	12870	313840	0.00	313840	326710	326,710	

**Parcel Notes**

01 LOC FROM 180 FER 030901  
 03 QG FROM 600 KH 121002  
 04 LAND FROM 0100 LOC FROM 182 FER 060304  
 09X RENEWAL CARD RETURNED WITH ADDRESS 11589 W CLEARWATER CT HOMOSASSA 34448  
 09X EDWIN & TERESSA WATSON MOVED 080108 PER NOTE DTD 020909  
 09X EDWIN L & TERESSA A WATSON FILED HX AND PORTABILITY IN CITRUS COUNTY 11589 W CLEARWATER CT HOMASASSA 34448  
 4369/297 CT VS EDWIN L & TERESSA A WATSON ET AL PROP SOLD TO FEDERAL NATL MTG ASSN  
 4445/1959 FANNIE MAE TO IH3 PROPERTY FLORIDA LP  
 14 NEWLY RENOVATED AND NOW RENTED OUT FOR 1350/MONTH SEE LISTING MLS O5213037 JNH 051314  
 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 AK3829828 CB 080516  
 17VAB PETITION 2017-140 TJW 092617  
 17VAB PETITION 2017-140 WITHDRAWN WITH REDUCTION OF 15012 FOR A NEW VALUE OF 189859 TJW 111417  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 18VAB PETITION 2018-061 TJW 091418  
 18VAB PETITION 2018-061 WITHDRAWN WITH REDUCTION OF 32087 FOR A NEW MV OF 190609 TJW 100118  
 18BILL CORRECTION 2018-0018 FOR VAB PET 2018-61 SETTLEMENT WITHDRAWAL REDUCE BLDG VALUE DUE TO INFO RECD SAD 110218  
 19 FORWARD PERMIT TO 2020 UPDATE LAND TO 0100 WITH SHP ADJ TO BE HIGHER VALUE THAN INTERIOR LOTS TJW 042519

\*\*\*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 3817258  
 Parcel ID 25-19-25-0181-000-07400

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

2024-0782 Comp 1  
 PRC Run: 12/13/2024 By  
 Card # 1 of 1

Miscellaneous Features									
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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	
2015	SALE	01-01-2014	06-12-2015	1	0099	CHECK VALUE	02-05-2015		
2006	04-00637	01-01-2005	07-29-2005	125,444	0000	SFR			
2005	04-00637	08-22-2004	12-22-2004	125,444	0000	SFR 3/BR-4729 ABACO DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049062	6132	0865	04-25-2023	WD	Q	01	I	429,000	039	HOMESTEAD	2024	25000
	4445	0661	02-21-2014	WD	Q	Q	I	220,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2800	2242	04-05-2005	QC	U	U	V	0				
	2343	1708	06-16-2003	WD	U	U	V	30,000				
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	
99,000	228,915	0	327,915	208945	118970	50,000.00	68970	93970	327,915	

**Parcel Notes**

04 LAND FROM 0000 LOC FROM 182 FER 060304  
 2800/2242 TO RELEASE ALL OF GRANTORS RIGHTS CLAIMS & DEMANDS IN 2343/1708  
 4445/661 EDWARD J & KATHLEEN C ROMATZICK TO MURRAY & CHARLENE JAIN HW  
 14X SENT COURTESY LTR LP 032114  
 14X COURTESY HX CARD SENT 042114  
 14 CAN4 TO SPF JNH 052714  
 15X EDWARD & KATHLEEN ROMATZICK FILED 15 PORT IN COLLIER COUNTY 010815  
 15X COURTESY HX CARD SENT 012315  
 15FC SFR IN GOOD COND LEFT 12FT OF GCF2 IS USED AS STORAGE PER OWNER SAD 020215  
 15BILL CALL ON VAL INCREASE DUE TO HX REMOVED AFTER 2014 DN 110915  
 18CC SUBMITTED HX APP TF 020718  
 18X HX PENDING SECOND PROOF FL RES CAN NOT LOCATE TAG OR VOTERS INFO APP SCANNED DB 020818  
 18X MURRAY AND CHARLENE JAIN ARE REGISTERED TO VOTE IN LAKE CO RRB 050118  
 18TR UNCLAIMED 4729 ABACO DR TAVARES FL 32778 JRF 090618  
 18X TRIM REVIEW ALL FL CREDENTIALS REGISTERED TO THIS ADDR HX OK JRF 090718  
 18DS RESEARCH RETURNED TRIM JRF 090718  
 22CC SUBMITTED VADX APP WITH VA LETTER GG 051122  
 23CC SUBMITTED UPDATED VA LETTER CP 120622  
 6132/865 MURRAY & CHARLENE JAIN TO ALAN & JANET BENDER HW  
 24CC EFILE HX PORT APP CP 040524

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Alternate Key 3797993  
 Parcel ID 25-19-25-0180-000-01600

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

2024-0782 Comp 2  
 PRC Run: 12/13/2024 By

Card # 1 of 1

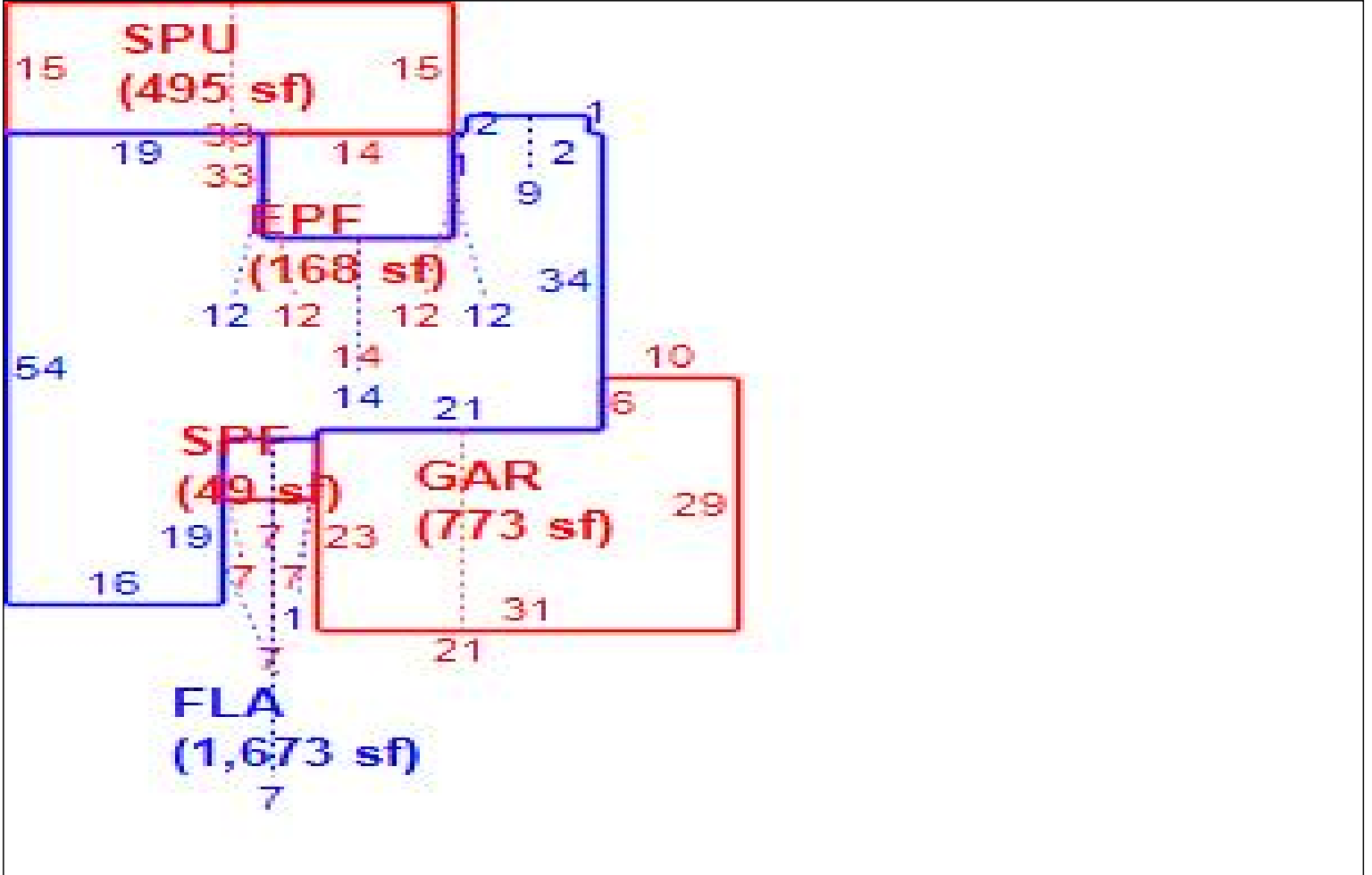
Current Owner		
PATTERSON RICKY A & MARGARET R		
4905 ABACO DR		
TAVARES	FL	32778

Property Location			
Site Address 4905 ABACO DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-15-202

Legal Description
TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 16 PB 43 PGS 11-12 ORB 6251 PG 2051

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	0138	0	0		1.00 LT	110,000.00	0.0000	0.90	1.000	1.000	0	99,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,000		
Classified Acres		0		Classified JV/Mkt		99,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 204,871
Deprec Bldg Value 198,725		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	168	0	Effective Area	1673	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,673	1,673	1,673	Base Rate	93.23	Quality Grade	645	Half Baths	0
GAR	GARAGE FINISH	0	773	0	Building RCN	204,871	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	49	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	495	0	% Good	97.00	Functional Obsol	0	Roof Cover	3
TOTALS		1,673	3,158	1,673	Building RCNLD	198,725			Type AC	03

Alternate Key 3797993  
 Parcel ID 25-19-25-0180-000-01600

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

2024-0782 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	
2009	SALE	01-01-2008	03-18-2009	1	0000	CHECK VALUE	03-18-2009		
2007	IMPS	09-01-2006	02-26-2007	1	0000	CK FLA SIZE OWNER SAYS 1683 SF	02-26-2007		
2005	04-00520	06-04-2004	10-14-2004	5,700	0000	SCRN RM 15X33			
2003	02-00322	04-18-2002	11-25-2002	109,325	0000	SFR/3-4905 ABACO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023147518	6251 2051	11-30-2023	WD	Q	01	I	390,000				
	3676 2402	08-29-2008	WD	Q	Q	I	195,900				
	2694 1834	10-07-2004	QC	U	U	I	40,900				
	2694 1833	10-07-2004	WD	U	U	I	0				
	2557 2046	04-26-2004	WD	Q	Q	I	175,000				
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	
99,000	198,725	0	297,725	0	297725	0.00	297725	297725	297,725	

**Parcel Notes**

01 LOC FROM 180 FER 030901  
 2099/680 NANCY A MANZARI MARRIED  
 03 QG FROM 600 KH 121002  
 03X ADDRESS CARD RETURNED WITH 306 QUAKER RD QUEENSBURY NY 12804 MANZARI DID NOT MOVE THEY TRAV A LOT FOR THEIR WORK AND WANT THE BILL SENT TO THEIR BUSINESS IN NY SO THEIR SECRETARY CAN PAY THEY HAVE FL DL TAG AND DO NOT OWN ANOTHER HOME PER NOTE TO OFFICE 0803  
 2557/2046 NANCY A MANZARI TO FREDERICK H STAMM JR MARRIED  
 04X BARBARA STAMM FILED FOR CIVDX BUT SHE IS NOT LISTED AS AN OWNER OF THIS PROP  
 04 LAND FROM 0100 LOC FROM 182 FER 060304  
 05FC CAN5 TO SPU JWP 101404  
 2694/1833 CORRECTIVE DEED FOR 2557/2046 TO ADD SPOUSE AS GRANTEE AND TO CORRECT NOTARY ACKNOWLEDGMENT  
 2694/1834 FREDERICK H JR & BARBARA STAMM TO FREDERICK H JR & BARBARA STAMM HW  
 05X CIVDX BELONGS TO BARBARA STAMM  
 07FC CORRECT SKETCH FLA1 FROM 1547SF GCF FROM 31X29 SPF4 TO FLA TJW 022607  
 3676/2402 FREDERICK H JR & BARBARA STAMM TO DONALD P ADLER SINGLE  
 09FC OPF3 TO SPF FLA4 TO EPC EPC4 HAS ALL SLIDING GLASS DOORS AND NO AC VENTS SEEN IN ROOM TJW 031809  
 6251/2051 DONALD P ADLER TO RICKY ALLEN & MARGARET RUTH PATTERSON HW

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Alternate Key 3798026  
 Parcel ID 25-19-25-0180-000-04900

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

2024-0782 Comp 3  
 PRC Run: 12/13/2024 By

Card # 1 of 1

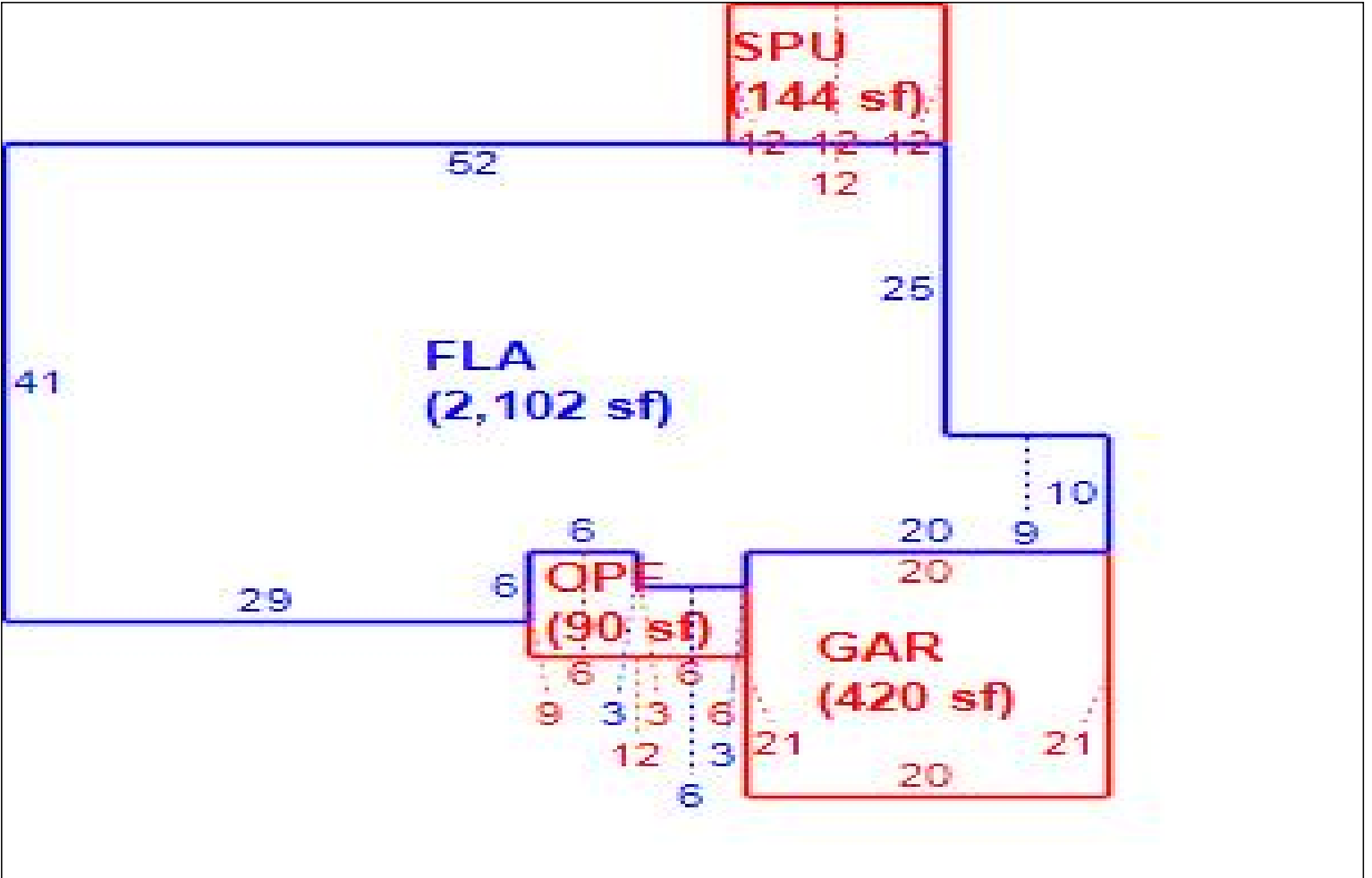
Current Owner		
REYES FRATICELLI JOSEPH L & CRYSTAL L		
5010 TREASURE CAY RD		
TAVARES	FL	32778

Property Location		
Site Address 5010 TREASURE CAY RD		
TAVARES FL 32778		
Mill Group 000T	NBHD 0643	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-15-202

Legal Description
TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 49 PB 43 PGS 11-12 ORB 6195 PG 1173

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		79,000				
Classified Acres		0		Classified JV/Mkt 79,000		Classified Adj JV/Mkt		0				

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	232,045	Deprec Bldg Value	225,084	Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,102	2,102	2102	Effective Area	2102	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Base Rate	91.52	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	90	0	Building RCN	232,045	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	144	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,102	2,756	2,102	% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	225,084				

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	
2023	22-168	02-03-2022	04-26-2023	6,400	0002	REPL WINDOWS 6	04-26-2023		
2006	BRO4-00251	01-01-2005	07-27-2005	172,450	0000	SFR			
2005	BR04-00251	09-20-2004	12-22-2004	172,450	0000	SFR 5010 TREASURE CAY RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099847	6195	1173	08-11-2023	WD	Q	01	I	355,500	039	HOMESTEAD	2024	25000
	2913	2335	08-04-2005	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2656	0311	09-08-2004	WD	Q	Q	V	25,400				
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	
79,000	225,084	0	304,084	0	304084	50,000.00	254084	279084	304,084	

**Parcel Notes**

01 LOC FROM 150 FER 030901  
 2913/2335 POST DEED ONLY UNITED PARTNERS GROUP LTD TO SALONI S & SAUMIL R NIHALANI HW ALREADY IN GRANTEE NAME DEED TO RELEASE ALL RIGHTS  
 2066/2002 DEC OF DOM FOR SALONI NIHALANI  
 2067/2362 DEC OF DOM FOR SAUMIL R NIHALANI  
 06 PER CALL FROMOWNER 2 3FIX 1 5FIX BATH DN  
 23X HX REMOVED SALONI & SAUMIL NIHALANI MOVED APPLIED FOR HX & PORT ON AK3833834 DB 021523  
 6195/1173 SALONI S & SAUMIL R NIHALANI TO JOSEPH L REYES FRATICELLI & CRYSTAL L REYES HW  
 24CC EFILE HX APP CP 102523

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