

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 37980/5

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.

			rk of the val	MEVONAZIWE	NT BOARD	(VAB)				
Petition# $30$	24-0	783	County Lake		ax year <b>2024</b>	Date received 9.12.24				
		200		SEKONDES SEK	Pilotti (ilitari					
PART 1. Taxpay			4 A.							
Taxpayer name: IN		lorida, LP		Representative: Ryan, LLC c/o Robert Peyton						
Mailing address for notices	Ryan, LLC 16220 Nort Scottsdale	h Scottsdale Rd, , AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	2519250180 4875 Treas					
Phone 954-740-6	240			Email	Residential	Appeals@ryan.com				
The standard way										
I am filing this documents th			lline. I have attac	hed a statement	of the reasons	I filed late and any				
your evidence evidence. The Type of Property	to the value ad VAB or specia Res. 1-4 u	ljustment board o al magistrate rulii nits⊡ Industrial	slerk. Florida law a ng will occur unde and miscellaneou	llows the property or the same statuto us High-water re	appraiser to cr ory guidelines a echarge	ust submit duplicate copies of oss examine or object to your as if you were present.) Historic, commercial or nonprofit				
☐ Commercial	Res. 5+ unit	s	or classified use	☐ Vacant lots and	dacreage 🗌	Business machinery, equipment				
PART 2. Reason	for Petition	Check	ne. If more than	one, file a sepai	rate petition.					
Real property	•	one) <b>⊡</b> decrease	increase	☐ Denial of exe	mption Select	or enter type:				
1 <b>—</b> - ·	ot substantiall nal property v by s.193.052.	y complete on J alue (You must l (s.194.034, F.S	have timely filed	Include a da a∐Qualifying impr	te-stamped co ovement (s. 193 control (s. 193.	nption or classification py of application.) 3.1555(5), F.S.) or change of 155(3), 193.1554(5), or				
				rcels, or accounts 1(3)(e), (f), and (g		erty appraiser's				
by the reques group.	sted time. For	single joint petition	ons for multiple un	its, parcels, or acc	counts, provide	inutes. The VAB is not bound the time needed for the entire				
ı <del>—</del> ,			•	dates. I have atta						
evidence directly to appraiser's evider	to the property nce. At the he	y appraiser at le aring, you have	ast 15 days befor the right to have	re the hearing and witnesses sworn.	d make a writte	you must submit your en request for the property				
of your property re	ecord card conted. When the	ntaining informa property appra	tion relevant to th	e computation of	your current a	ne property appraiser a copy assessment, with confidential and the property record card				

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

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, Altorney, 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):  A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature		
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	without attaching a completed power of attorney or authorizati Written authorization from the taxpayer is required for access	on for representation to this form.	
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):  A nemployee of	Under penalties of perjury, I declare that I am the owner of the		
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	Signature, taxpayer	Print name	Date
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	PART 4. Employee, Attorney, or Licensed Professional Sign	nature	
An employee of	Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		ollowing licensed
A Florida Bar licensed attorney (Florida Bar number	I	(taxpayer or an affiliated	f entity).
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number		).	2 Ornaty).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number		5. Florida Statutes (license number -	RD6182).
□ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number   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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of proce under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.    Robert Peyton	l		, ).
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am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of proce under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.    Robert Peyton	1	uired for access to confidential infor	mation from the property
Print name  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 proper 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 becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	am the owner's authorized representative for purposes of filing	g this petition and of becoming an ag	gent for service of process
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☐ I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 about 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 proper 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 becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	PART 5. Unlicensed Representative Signature		3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.		quired for access to confidential info	rmation from the property
Signature, representative Print name Date	becoming an agent for service of process under s. 194.011(3		
	Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

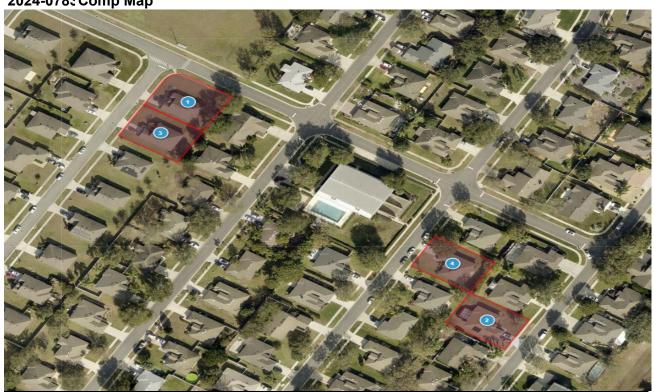
Petition #		2024-0783		Alternate k	(ey:	3798015	Parcel	D: <b>25-19-25-01</b> 8	80-000-03800
Petitioner Name The Petitioner is:  Other, Explain:	ROBERT  Taxpayer of Rec	PEYTON, R	YAN LLC payer's agent	Property Address			SURE CAY RI VARES	Check if Mu	ultiple Parcels
Owner Name	THE	R FLORIDA	LP	Value fron TRIM Notic			e Board Action Ited by Prop App	i value atter i	Board Action
1. Just Value, red	uired			\$ 254,8	\$ 254,863 \$ 254,863				
2. Assessed or cl	•	ue. *if appli	cable	\$ 228,3		\$	228,37		
3. Exempt value,				\$	_	- Y			
4. Taxable Value,				\$ 228,3	370	\$	228,37	70	
*All values entered	•	ty taxable va	lues, School an	· · · · · · · · · · · · · · · · · · ·			•		
Last Sale Date	5/30/2014	Pric	<b>ce:</b> \$5,96	66,800	_□	Arm's Length	/ Distressed	Book <u>4487</u>	Page <u>835</u>
ITEM	Subje	ct	Compara			Compara		Compara	able #3
AK#	37980 <sup>-</sup>		3798			3862		3862	
Address	4875 TREASUR TAVAR		4910 ABA TAVAI	RES		4511 BARE TAVA	RES	4503 BARE TAVAI	
Proximity			SAME SUB			SAME		SAME	
Sales Price			\$335,000			\$310,		\$320,000	
Cost of Sale			-15			-15		-15	
Time Adjust			0.80			0.00		0.80	
Adjusted Sale	¢465.50 ==	CF	\$287,4			\$263,		\$274,	
\$/SF FLA Sale Date	\$165.50 p	er SF	\$188.60 10/30/2			\$172.45 1/11/2		\$168.55 10/5/2	•
Terms of Sale			√ Arm's Length	Distressed			Distressed	✓ Arm's Length	Distressed
Terms or Sale			7 mm o zongan	Biotroccou	ت	7 am 5 2511ga1 [		7 min o Eorigan	Biotrococa
Value Adj.	Description		Description	Adjustment	1	Description	Adjustment	Description	Adjustment
Fla SF	1,540		1,524	800		1,528	600	1,629	-4450
Year Built	2002		2002			2016		2016	1.100
Constr. Type	BLOCK		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	Y (ENCL)		Y	00000		YES		YES	
Pool	N 0		Y 0	-20000		N 0	0	N 0	0
Fireplace AC	Central		Central	0		Central	0	Central	0
Other Adds	N		N	0		N	0	N	0
Site Size	1 LOT		1 LOT			1 LOT		1 LOT	
Location	SUBDIVISION		SAME SUB	+	1	SAME SUB		SAME SUB	
View	INT LOT		INT LOT			INT LOT		INT LOT	
-			-Net Adj. 6.7%	-19200		Net Adj. 0.2%	600	-Net Adj. 1.6%	-4450
			Gross Adj. 7.2%	20800	-	Gross Adj. 0.2%	600	Gross Adj. 1.6%	4450
	Market Value	\$254,863	Adj Market Value	\$268,230	Adi	j Market Value	\$264,100	Adj Market Value	\$270,110
Adj. Sales Price	Value per SF	165.50	-		Ť	-		,	

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

2024-0783 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3862017	4503 BARBUDA DR	
			TAVARES	SAME SUB
2	COMP 1	3798000	4910 ABACO DR	
_	COMP	37 90000	TAVARES	SAME SUB
	00110.0	2002040	4511 BARBUDA DR	
3	COMP 2	3862016	TAVARES	SAME SUB
	0115 1505	2700045	4875 TREASURE CAY RD	
4	SUBJECT	3798015	TAVARES	-
5				
6				
7				
8				

### Alternate Key 3798015

Parcel ID 25-19-25-0180-000-03800

Current Owner

THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$ 75201 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0783 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

**Property Location** 

Site Address 4875 TREASURE CAY RD FL 32778

**TAVARES** 000T

NBHD 0643

Property Use 00100 SINGLE FAMILY

Mill Group

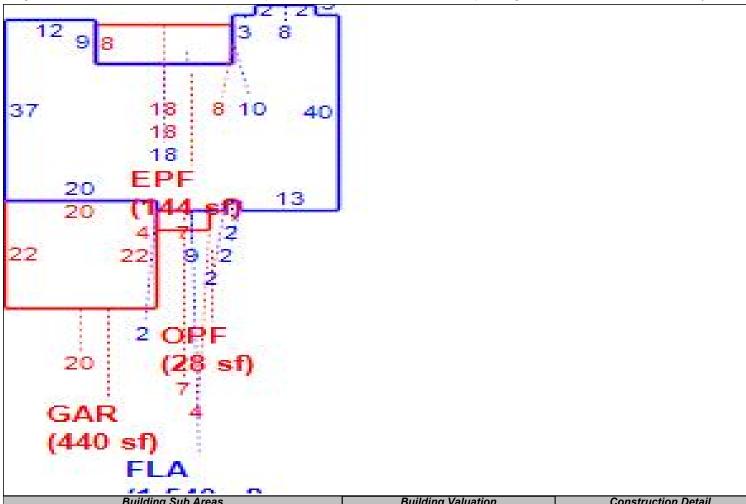
Last Inspection TRF 02-15-202

Legal Description

TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 38 PB 43 PGS 11-12 ORB 4937 PG 1720

Lan	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					•			il Adj JV/Mi			79,000		
Classified Acres 0 Classified JV/Mkt						∕lkt 79	0,000 Classified Adj JV/Mkt				0		

Sketch Bldg 1 of 1 Replacement Cost 181,302 Deprec Bldg Value 175,863 Multi Story Sec 1



Building Sub Areas		Building Valuation		Cons	structio	n Detail					
	Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
		ENCLOSED PORCH FIN	0	144		Effective Area	1540	No Charica	4.00	Full Baths	•
		FINISHED LIVING AREA	1,540	1,540	1540	Base Rate	94.23	No Stories	1.00	ruii batris	2
	-	GARAGE FINISH OPEN PORCH FINISHE	0	440 28	0	Building RCN	181,302	Quality Grade	645	Half Baths	0
	011	OI EIVI OIXOITI IIVIOILE		20	0	Condition	EX	Wall Type	03	Heat Type	6
						% Good	97.00	VVali Type	03	ricat Type	U
						Functional Obsol	0	Foundation	3	Fireplaces	0
		TOTALS	1,540	2,152	1,540	Building RCNLD	175,863	Roof Cover	3	Type AC	03

Alternate Key 3798015 Parcel ID 25-19-25-0180-000-03800

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

2024-0783 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date 0100784 SFR FOR 2003 03-07-2002 11-21-2002 85,664 0000 2003 03-07-2002 0100784 09-28-2001 85,664 0000 SFR/3-4875 TREASURE CAY RD 2002 Sales Information Exemptions

			Sales IIIIOIIII	alion					Exemptions			
Instrument No	Book	:/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937 4487 4263 4201 2651	1720 0835 0075 0762 2426	04-28-2017 05-30-2014 10-30-2012 08-02-2012 08-31-2004	WD WD WD CT WD	UUQUQ	M M Q U Q		100 5,966,800 102,000 83,800 153,400				
										Total		0.00
	Value Summary											

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	175,863	0	254,863	3663	251200	0.00	251200	254863	254,863

<sup>\*\*\*</sup>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 3798000 Parcel ID 25-19-25-0180-000-02300

Current Owner

1225 E CHESTNUT ST

FERNANDEZ JOAQUIN & OLGA C

**HAZLETON** PΑ 18201

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

COMP 1

### 2024-0783 Comp 1 PRC Run: 12/11/2024 By

Card # of 1

**Property Location** 

Site Address 4910 ABACO DR **TAVARES** 

FL 32778 **NBHD** 0643

000T Mill Group

Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-15-202

Legal Description

TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 23 PB 43 PGS 11-12 ORB 6237 PG 917

Lan	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	T 5	50,000.00	0.0000	1.58	1.000	1.000	0	79,000		
		Total A	cres	0.00	JV/Mk	t 0			Tota	l Adj JV/Mk	ct	<u> </u>	79,000		
Classified Acres 0 Classified JV/Mkt 79,000								Classified Adj JV/Mkt				0			

Sketch Bldg 1 of 1 178,194 Deprec Bldg Value 172,848 Multi Story Sec 1 Replacement Cost

18 40 35 (1,524 sf)20 13 20 GAR

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524	1,524	1524	Effective Area	1524			- " - "	
_	GARAGE FINISH	0	420	0	Base Rate	94.45	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	176	0	Building RCN	178,194	Quality Grade	645	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Typo	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,524	2,120	1,524	Building RCNLD	172,848	Roof Cover	3	Type AC	03

Alternate Key 3798000 Parcel ID 25-19-25-0180-000-02300

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

2024-0783 Comp 1 PRC Run: 12/11/2024 By

Card # 1 of 1

	Kon real 2020 Status. 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			
PLD2	POOL/COOL DECK	250.00	SF	5.38	2004	2004	1345.00	70.00	942			
SEN2	SCREEN ENCLOSED STRUCTURE	756.00	SF	3.50	2004	2004	2646.00	50.00	1,323			
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2005 2003	04-00068 01-00873	01-23-2004 01-01-2002	10-14-2004 11-25-2002	10,000 84,190		SWIMSPA & DECKING 6X13 SFR/3-4910 ABACO DR		

			Sales Informa			Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023135445 2021069921	6237 5713 4297 2463 2082	0917 0342 0720 2254 1771	10-30-2023 05-07-2021 03-21-2013 11-25-2003 03-08-2002	WD WD WD WD WD	00000	01 01 Q Q Q	  -  -  -	335,000 134,000 129,000 144,000 126,400				
										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
79 000	172 848	5 765	257 613	0	257613	0.00	257613	257613	257 854

<sup>\*\*\*</sup>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 3862016 Parcel ID 25-19-25-0184-000-31600

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

2024-0783 Comp 2 PRC Run: 12/11/2024 By

Card # of 1

**Property Location** 

Site Address 4511 BARBUDA DR

**TAVARES** FL 32778 000T **NBHD** 0643

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-18-202

Current Owner

SWEEZEA BRIAN T & AMANDA R

4511 BARBUDA DR

**TAVARES**  $\mathsf{FL}$ 32778

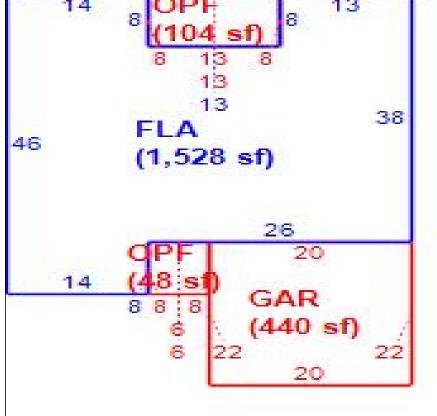
Legal Description

GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 316 ORB 6278 PG 193

Lan	d Lines													
LL #	Use Code	Front	Depth	1 I	otes \dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00   L	Т	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
	Total Acres 0.00 JV/N					JV/Mk	t 0	•		Tota	i Adj JV/Mk	t		79,000
	Classified Acres 0 0					Classified JV/Mk	t 79,0	000		Classifie	d Adj JV/Mk	t		0

Sketch

Bldg of 1 Replacement Cost 191,009 Deprec Bldg Value 185,279 Multi Story 0 1 Sec 1 8



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,528	1,528	1528	Effective Area	1528			E !! D !!	
GAR	GARAGE FINISH	0	440	0	Base Rate	100.90	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	152	0	Building RCN	191,009	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,528	2,120	1,528	Building RCNLD	185,279	Roof Cover	3	Type AC	03

Alternate Key 3862016 Parcel ID 25-19-25-0184-000-31600

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

2024-0783 Comp 2 PRC Run: 12/11/2024 By

Card # 1 of 1

					*Only			laneous F records a	eatures re reflected b	elow				
Code		Descrip	tion	1	nits	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	d Ap	r Value
1				<u> </u>			Bui	Iding Per	mits		1			
Roll Yea	r Permit	ID	Issue Da	te Comp	Date	An	nount	Туре		Descri	ption	Review I	Date	CO Date
2017	16-00001	128	09-21-20	16 12-15	-2016		209,02	25 0001	SFR 3/2 4511	I BARBUI	DA DR	12-15-2	016 1:	2-07-2016
				Sales Infor	nation						Exe	nptions		
Instru	ment No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2023	1011738 3123944 7023644	6278 6223 4910 4599	0193 1745 1055 1488	01-11-2024 10-05-2023 02-24-2015 01-24-2015	WD WD	Q Q U	01 01 Q M	I I V	310,000 309,000 193,900 1,475,000	059	HOMESTEA ADDITIONAL HOM		2029 2029	

							·		Total	50,000.00
				Valu	ue Summ	ary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred A	Amt As	ssd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,000	185,279	0	264,279	0		264279	50,000.00	214279	239279	264,279

<sup>\*\*\*</sup>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 3862017 Parcel ID 25-19-25-0184-000-31700

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

2024-0783 Comp 3 PRC Run: 12/11/2024 By

Card # of 1

**Property Location** 

Site Address 4503 BARBUDA DR

TAVARES FL 32778 000T Mill Group

**NBHD** 0643

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

Current Owner DYER CYPRIAN C 4503 BARBUDA DR

FL

Legal Description

**TAVARES** 

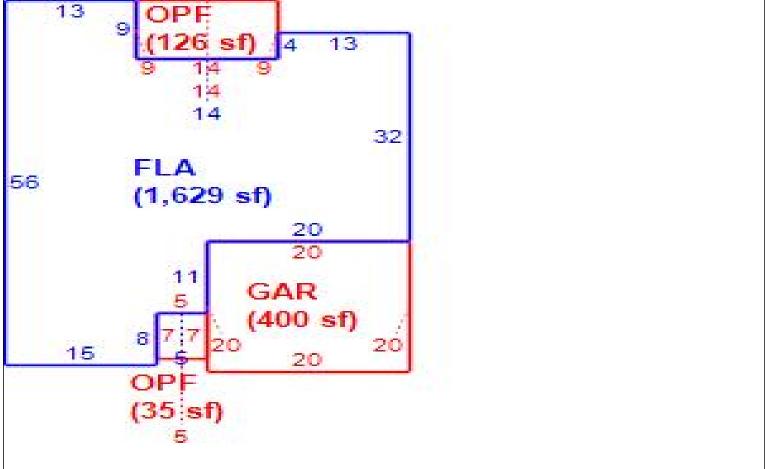
GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 317 ORB 6228 PG 2311

32778

Lan	d Lines											
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres 0.00 JV/Mk								Tota	il Adj JV/MI	kt		79,000
	Cla	assified A	cres	0	Classified JV/Mkt	79,000		Classified	d Adj JV/MI	ct		0

Bldg Sec of 1 Replacement Cost 198,702 Deprec Bldg Value 192,741 Multi Story 0 1 1

Sketch



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2016	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,629	1,629	1629	Effective Area	1629	l			
GAR	GARAGE FINISH	0	400	0		99.77	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	161	0	Building RCN	198,702	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,629	2,190	1,629	Building RCNLD	192,741	Roof Cover	3	Type AC	03

Alternate Key 3862017 Parcel ID 25-19-25-0184-000-31700

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

2024-0783 Comp 3 PRC Run: 12/11/2024 By

Card # 1 of 1

	Missellaneous Feetures												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												

				Buildi	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2017	16-00001114	09-21-2016	12-15-2016	215,392	0001	SFR 3/2 4503 BARBUDA DR	12-15-2016	12-07-2016

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023128580	6228	2311	10-05-2023	WD	Q	01	ı	320,000	039	HOMESTEAD	2024	
2021125048	5791	1501	08-26-2021	QC	U	11	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017050685	4942	0915	05-02-2017	LE	U	U	l l	100				
2016130602	4878	0233	12-14-2016	WD	Q	Q	1	201,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
										<del></del>		50 000 00
										Total		50,000.00
						Val	uo Summ	ori/				

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	192,741	0	271.741	0	271741	50.000.00	221741	246741	271.741

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