

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 3836089

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.

	A Destination of the second of the second	guerik (of ville va	THEADINSIME	NUTERONARD (V	VANEA)
Petition # 20	024-0792	County Lake	h	ax year 2024	Date received 9.12.24
		Completed By T	KEPENMONER		
PART 1. Taxpa					
	NV_HOME; 2018-2 IH Borrower	LP	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	2519250182- 4500 Treasu	
Phone 954-740-	-6240		Email	ResidentialA	ppeals@ryan.com
The standard way	y to receive information is	by US mail. If possibl	e, I prefer to receiv	e information l	oy 🗹 email 🔲 fax.
	s petition after the petition hat support my statement.		ched a statement o	f the reasons	l filed late and any
your evidence evidence. The		ard clerk. Florida law a e ruling will occur und trial and miscellaneo	allows the property a er the same statutor	appraiser to cro ry guidelines a charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reaso		eck one. If more that			
	value (check one)		Denial of exer		or enter type:
Property was r Tangible perso return required	parent reduction not substantially complete onal property value (You n l by s.193.052. (s.194.034 es for catastrophic event	nust have timely filed	(Include a date a Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determinati		ally similar. (s. 194.01 ou need to present you	11(3)(e), (f), and (g) ur case. Most hearir), F.S.) ngs take 15 mir	erty appraiser's nutes. The VAB is not bound he time needed for the entire
My witness	es or I will not be available	to attend on specific	dates. I have attac	hed a list of da	ates.
evidence directly appraiser's evide	ht to exchange evidence v to the property appraiser ence. At the hearing, you h	at least 15 days befo ave the right to have	ore the hearing and witnesses sworn.	make a writte	n request for the property
of your property information reda	record card containing info	ormation relevant to t	he computation of y	our current as	e property appraiser a copy ssessment, with confidential ad 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.**

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	authorizing a representative listed tion for representation to this form.	
□ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		following licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affilia	ted entity).
A Florida Bar licensed attorney (Florida Bar number).	• /
A Florida real estate appraiser licensed under Chapter 47	75. Florida Statutes (license numbe	RD6182
A Florida real estate broker licensed under Chapter 475,		
A Florida certified public accountant licensed under Chap	·	
I understand that written authorization from the taxpayer is re- appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization t	o file this netition on the taxnaver's	behalf and I declare that I
am the owner's authorized representative for purposes of filir under s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming an	agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not lis	ated in part 4 above	
	sted in part 4 above.	
I am a compensated representative not acting as one of t AND (check one)	•	ployees listed in part 4 above
	he licensed representatives or em irements of Part II of Chapter 709,	F.S., executed with the
AND (check one)	he licensed representatives or em irements of Part II of Chapter 709, ized signature is in part 3 of this fo	F.S., executed with the
AND (check one) AND (check one) Attached is a power of attorney that conforms to the requ taxpayer's authorized signature OR the taxpayer's author	he licensed representatives or em irements of Part II of Chapter 709, ized signature is in part 3 of this fo AND (check one)	F.S., executed with the rm.
AND (check one) Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR the taxpayer's author I am an uncompensated representative filing this petition	he licensed representatives or em irements of Part II of Chapter 709, ized signature is in part 3 of this fo AND (check one) yer's authorized signature is in par	F.S., executed with the rm.
AND (check one) AND (check one) Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR the taxpayer's author I am an uncompensated representative filing this petition the taxpayer's authorization is attached OR the taxpayer I understand that written authorization from the taxpayer is re-	the licensed representatives or em- irements of Part II of Chapter 709, ized signature is in part 3 of this for AND (check one) yer's authorized signature is in par- equired for access to confidential in thorized representative for purpos	F.S., executed with the rm. t 3 of this form. nformation from the property es of filing this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA				
Petition #	E	2024-0792		Alternate K	ey: 3836089	Parcel ID): 25-19-25-01	82-000-17500
Petitioner Name	ROBERT	PEYTON, R	YAN LLC	Property		SURE CAY RD	Check if Mu	ultiple Parcels
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Address		VARES		
Other, Explain:				Address	17-			
Owner Name	2018-2 I	H BORROW	/ER LP	Value from	Value befo	re Board Action		
				TRIM Notice		nted by Prop Appr	value after l	Board Action
1. Just Value, rec	quired			\$ 264,8	86 \$	264,886	3	
2. Assessed or c		ue, *if appli	cable	\$ 243,5		243,580		
3. Exempt value,				\$	-	,		
4. Taxable Value,		-		\$ 243,5	80 \$	243,580)	
*All values entered	-	tv taxable va	lues. School ar	. ,		,		
								_
Last Sale Date	8/20/2013		ce: \$13		Arm's Length			Page <u>1678</u>
ITEM	Subje		Compar		Compar		Compara	
AK#	383608		3862		3862		3854	
Address	4500 TREASUR		4511 BARI		4503 BAR		4515 CAI	
Proximity	TAVAR	ES	TAVA SAME		TAVA SAME		TAVA	
Sales Price			\$310,		\$320		SAME SUB \$300,000	
Cost of Sale			-15		-15		-15	
Time Adjust			0.00		0.80		4.00	
Adjusted Sale			\$263,		\$274		\$267,0	
\$/SF FLA	\$159.38 p	er SF	\$172.45		\$168.55		\$174.74	
Sale Date			1/11/2	•	10/5/2		2/15/2	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,662		1,528	6700	1,629	1650	1,528 2016	6700
Year Built	2005		2016			2016		
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 Pool	YES N		YES N	0	YES N	0	YES N	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	N		N		N		N	† Ť
Site Size	1 LOT		1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION		SAME SUB		SAME SUB		SAME SUB	
View	INT LOT		INT LOT		INT LOT		INT LOT	1
			Net Adj. 2.5%	6700	Net Adj. 0.6%	1650	Net Adj. 2.5%	6700
			Gross Adj. 2.5%		Gross Adj. 0.6%		Gross Adj. 2.5%	6700
	Market Value	\$264,886	Adj Market Value	\$270,200	Adj Market Value		Adj Market Value	\$273,700
Adj. Sales Price	Value per SF	159.38	,	+ , ••	,		,	··
		109.00						

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.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: SCOTT DAWSON

DATE 12/11/2024

2024-0792 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
	-	_	4500 TREASURE CAY RD	Subject(IIII.)
1	SUBJECT	3836089	TAVARES	_
0	0040.0	2054722	4515 CAICOS DR	
2	COMP 3	3854732	TAVARES	SAME SUB
3	COMP 2	3862017	4503 BARBUDA DR	
5		0002011	TAVARES	SAME SUB
4	COMP 1	3862016	4511 BARBUDA DR	
4		0002010	TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3836089	LCPA Pro	perty Recor	d Card		2024-079 PRC Run: 12	92 Subje	ct ^{By}	
Parcel ID 25-19-25-0182-000-17500	Roll Year	-				•	1 of	1
Current Owner						erty Locatio		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT				Site A	ddress 4500 T TAVAF		FL 3	32778
1717 MAIN ST STE 2000				Mill G		NBF		
DALLAS TX 75201					Property Us		.ast Inspe	
				001	00 SINGLE	FAMILY	TRF 02-1	7-202
Legal Description GROVES AT BAYTREE PHASE 3 PB 53 PG 85-	00 L OT 475 ODD 404	4 00 700 000 4			0.4500			
Land Lines LL Use Front Depth Adj	Units		epth Loc actor Factor	Shp Factor	Phys Factor	Class Val	Lanc	
1 0100 0 0	1.00 LT		0000 1.58	1.000	1.000	0		- 79,000
Total Acres 0.00	JV/Mkt[0		Tot	al Adj JV/M	lkt			<u>, 79,000</u>
Classified Acres 0	Classified JV/Mkt 79			ed Adj JV/M				0
Bldg 1 Sec 1 of 1	Replacement Cost	Sketch 191,635	Deprec F	Bidg Value	185 886	Multi S	Story 0)
19 14 13 13 13	2 2 8 13 35							
SPE								
53	1. A.							
(182	sf)							
	462 sf) 21 22							
Building Sub Areas			ing Valuation			nstruction L	Detail	
Code Description Living Are G	ross Are Eff Area	Year Built	ing Valuation	2005	Со Ітр Туре		Detail Bedrooms	3
CodeDescriptionLiving AreGFLAFINISHED LIVING AREA1,662GARGARAGE FINISH0	1,662 1662 462 0	Year Built Effective Area	ing Valuation	1662		R1 E		3
CodeDescriptionLiving AreGFLAFINISHED LIVING AREA1,662GARGARAGE FINISH0OPFOPEN PORCH FINISHE0	1,662 1662 462 0 49 0	Year Built Effective Area Base Rate	ing Valuation	1662 93.25	Ітр Туре	R1 E 1.00 F	Bedrooms	
CodeDescriptionLiving AreGFLAFINISHED LIVING AREA1,662GARGARAGE FINISH0	1,662 1662 462 0	Year Built Effective Area	ing Valuation	1662	Imp Type No Stories Quality Grade	R1 E 1.00 F 645 H	Bedrooms Full Baths Half Baths	2 0
CodeDescriptionLiving AreGFLAFINISHED LIVING AREA1,662GARGARAGE FINISH0OPFOPEN PORCH FINISHE0	1,662 1662 462 0 49 0	Year Built Effective Area Base Rate Building RCN Condition % Good		1662 93.25 191,635	Imp Type No Stories Quality Grade Wall Type	R1 E 1.00 F 645 F 03 F	Bedrooms Full Baths Half Baths Heat Type	2 0 6
CodeDescriptionLiving AreGFLAFINISHED LIVING AREA1,662GARGARAGE FINISH0OPFOPEN PORCH FINISHE0SPFSCREEN PORCH FINIS0	1,662 1662 462 0 49 0	Year Built Effective Area Base Rate Building RCN Condition		1662 93.25 191,635 EX	Imp Type No Stories Quality Grade	R1 E 1.00 F 645 H 03 H 3 F	Bedrooms Full Baths Half Baths	2 0

185,886

0

264,886

LCPA Property Record Card Roll Year 2025

Status: A

2024-0792 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

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

	Building Permits										
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date			
2006	BR05-00500	04-12-2005	03-08-2006	149,475	0000	SFR 2/BR 4500 TREASURE CAY RD					

				Exemptio	າຣ							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Ye	ar Amount
2018054192	5107 4649 4614 4382 3725	1533 2339 0732 1678 1766	05-08-2018 07-01-2015 04-10-2015 08-20-2013 01-30-2009	WD MI WD WD QC	U U Q U	M M Q U		100 100 100 134,000 0				
									•	Т	otal	0.00
						Val	ue Summ	ary				
Land Value Bl	dg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex Ar	nt Co Tax Val Sch	Tax Val	Previous Valu

264886

0.00

264886

264886

264,886

0

	FL 32778 0 0643 st Inspection RF 02-18-20 Land Value 79,00
TAVARES TAVARES TAVARES FIL 32778 Mill Group OOOT NBHE TAVARES FIL 32778 Classified Description Cand Lines Earl Units Price Factor Factor	

185,279

0

264,279

LCPA Property Record Card Roll Year 2025

Status: A

2024-0792 Comp 1 PRC Run: 12/11/2024 By By

> Card # 1 of 1

	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											
								*				

	Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date		
2017	16-00001128	09-21-2016	12-15-2016	209,025	0001	SFR 3/2 4511 BARBUDA DR	12-15-2016	12-07-2016		

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024011738 2023123944 2017023644	6278 6223 4910 4599	0193 1745 1055 1488	01-11-2024 10-05-2023 02-24-2017 01-24-2015	WD WD WD WD	Q Q Q Q U	01 01 Q M	 V	310,000 309,000 193,900 1,475,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2025 2025	25000 25000
										Total		50,000.00
	Value Summary											
Land Value Bl	dg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

264279

50,000.00

214279

239279

264,279

0

Alternate Key 38					perty Reco		2024-0792 Comp 2 PRC Run: 12/11/2024 By Card # 1 of 1					
Parcel ID 25-19-	25-0184-0 ent Owner		F	Roll Year 2	2025 Sta	tus: A			Prop	Card # perty Loca		1
DYER CYPRIAN C								Site A	ddress 4503 l	BARBUDA	DR	
4503 BARBUDA DR								Mill G	TAVA roup 000T		FL IBHD 064	32778 43
TAVARES	FL	32778							Property U		Last Insp	
		52110						001		E FAMILY	PJF 01-	-01-20
Legal Description GROVES AT BAYTRE	E PHASE (5 PB 61 PG 2	27-28 LOT 3	17 ORB 6228	PG 2311							
Land Lines												
LL Use Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lar Valu	
1 0100 0	0	,		1.00 LT	50,000.00		1.58	1.000	1.000		0	79,00
Tatal A		0.001		D///////								70.00
Total A Classified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 79	,000		Tota Classifie	i Adj JV/N d Adj JV/N	ikt Ikt			79,00
Bldg 1 Sec 1	of 1		Poplas	ement Cost	Sketch 198,702		Deprec B	da Value	102 7/1	N <i>A</i> , -	lti Story	0
		-	Replac	ement Cost	190,702		Deprec B	lug value	192,741	IVIU		0
56	FL (1 8	14 A 629	GÆ	20 20 AR 00 sf	32							
Code Descri FLA FINISHED LIV GAR GARAGE FINI DPF OPEN PORCH	Building ption ING AREA SH	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		1629 0 0	Bu Year Built Effective Area Base Rate Building RCN Condition		aluation	2016 1629 99.77 198,702 EX	Imp Type No Stories Quality Grade Wall Type	onstructio R1 1.00 e 655 03	<i>n Detail</i> Bedrooms Full Baths Half Baths Heat Type	2
					0/ 01 1			07 00				6
					% Good Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	

192.741

0

271.741

LCPA Property Record Card Roll Year 2025

Status: A

2024-0792 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Comp Date Amount T		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	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023128580 2021125048 2017050685 2016130602	6228 5791 4942 4878 4599	2311 1501 0915 0233 1488	10-05-2023 08-26-2021 05-02-2017 12-14-2016 01-24-2015	WD QC LE WD WD	Q U U Q U	01 11 U Q M	 V	320,000 100 201,900 1,475,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	Total 50,000.00											
Value Summary												
Land Value Bld	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

271741

50,000.00

221741

246741

271,741

0

Parcel ID 25-19-25-0183-000-27900 Roll Year 2025 Status: A Carrier 1 of 1 I of 1 I of 1 I of 1 I of 1 Carrier 0 wave CRUM ACCOS DR MI Choup 0007 MI Choup 000	Altern	ate Key 38	354732		LC	PA Pro	perty Reco	ord Ca		2024-0792 Comp 3 PRC Run: 12/11/2024 By							
Site Address as 15 CARCOS DR TAVARES FL 32778 Site Address as 15 CARCOS DR TAVARES FL 32778 CREVES ALCOS DR TAVARES FL 32778 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 591 CREVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 ORB 0005 PG 501 <th></th> <th></th> <th></th> <th>000-27900</th> <th></th> <th>-</th> <th>-</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>1</th>				000-27900		-	-							1			
DAL GENTENO Control Markets FL az AVARES FL az Mill Group 0010 SINGLE FAMILY CTO 05-21 Eggl Description 0010 SINGLE FAMILY CTO 05-21 Eggl Description GROVES AT BAYTREE PHASE 4 PB 59 PG 80-83 LOT 279 OR8 6095 PG 591 0010 SINGLE FAMILY CTO 05-21 End Lines Units Units Units Pactor Factor Factor Factor Factor Factor Factor Factor Factor Value										Cite A							
TAVARES FL 32778 Property Use 00100 Last Inspect 00100 Last Inspect 00100 Last Inspect Single FAMILY CTO 05-21 Lead Description GROVES AT BAYTREE PHASE A PB 59 PB 50-053 LOT 279 ORB 6005 PG 501 Land Lines 1 Units Units Units Depth Proces Factor Factor Factor Factor Land Value 1 0100 0 0 10011 50.000.00 0.0001 1.58 1.000 1.000 0 78. Classified Acres 0.00 Classified JVMkI 10 Total Act JVMkI 79. Classified Acres 0.00 Classified JVMkI 79. Classified Acres 0 Classified JVMkI 170.000 Classified JVMkI 79. Classified Acres 0 Classified JVMkI 170.000 Classified JVMkI 79. Sketch Building Sub Acres Autom Sketch Classified Acres 0 C			HANNON V	VILKESMOR						Site P				32778			
TAVARES FL 32778 00100 SINGLE FAMILY CTO 05-21. Legal Description Construction Depth Notes Units Price										Mill G							
Total Acres Depth Notes Image: Second Secon	TAVAR	FS	FI	32778						001							
GROVES AT BAYTREE PHASE 4 PB 59 PC 80-83 LOT 279 OR8 6095 PG 591 Land Lines Land Lines Land Lines Total Acres O.00 JVMicijo Fortor Factor Factor Factor Class Val Land Total Acres 0.00 JVMicijo Total Acres Total Acres 0.00 Land Hid JVMici 70,000 Total Acres 0.00 JVMicijo Total Acres Multi Story 0 Total Acres 0 Classified XiVMici 70,000 Total Acres Multi Story 0 Oliging 1 Stetch Bilding 5 Building States Building Valuation Construction Detail										001				21-202			
Intermediation Notes Units Units Price Sing Price Price <th colspan="2" price<="" td="" th<=""><td></td><td></td><td>E PHASE 4</td><td>PB 59 PG 80-</td><td>-83 LOT 27</td><td>9 ORB 6095</td><td>5 PG 591</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th>	<td></td> <td></td> <td>E PHASE 4</td> <td>PB 59 PG 80-</td> <td>-83 LOT 27</td> <td>9 ORB 6095</td> <td>5 PG 591</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>				E PHASE 4	PB 59 PG 80-	-83 LOT 27	9 ORB 6095	5 PG 591								
Classified Acres O Classified JV/Mkt Sketch Bidg 1 Sec 1 of 1 Replacement Cost 191,576 Deprec Bidg Value 185,829 Multi Story 0 9 21 9 13 OPPF 14 0	LL U # Co	Jse ode Front					Price	Factor	Factor	Factor	Factor	Class Val	Valu				
Bildg 1 of 1 Replacement Cost 191,576 Deprec Bildg Value 185,829 Multi Story 0 9 21 9 13 0 9 14 0 13 0 0 14 0 0 0 13 0 0 14 0 0 13 0 0 14 0 0 13 0 0 14 0 0 13 0 0 14 0 0 13 0 0 14 0 0 20 13 46 1,528 14 0 20 16 8 14 0 0 20 16 8 14 0 0 20 16 8 14 0 0 20 16 8 14 0 0 21 0 0 0 0 0 30 0 0 0 0 0 21 0 0 0 0 0 30 0 0 0 0 0 21 0 0 0					Classifie	JV/Mkt 0 d JV/Mkt 79								<u>79,000</u> 0			
13 OPPF 14 13 04 14 8 13 8 38 FLA 46 (1,528 sf) 26 20 6 14 26 20 6 20 6 14 20 6 14 20 6 14 20 6 14 20 6 14 20 6 14 20 6 14 21 PAT 8 22 PAT 8 38 14 6 20 20 20 Building Sub Areas Building Valuation Construction Detail	Bldg 1	1 Sec 1	of 1		Replace	ment Cost			Deprec Bl	dg Value	185,829	Mu	Iti Story	0			
Building Sub Areas Building Valuation Construction Detail	38 22 G	(1 8 (1 20 20 P (1 AR	A 528 13 21 AT 89	sf) 8 8 sf) 6 8	4	6											
			22														
	Codo				Gross Aro	Eff Area		ilding V	aluation	2016				~			
FLA FINISHED LIVING AREA 1,528 1,528 1528 Effective Area 1528	FLA	FINISHED LIV	ING AREA	<u> </u>	1,528						Ітр Туре	R1	Bedrooms	Ũ			
GAR GARAGE FINISH 0 440 0 Base Rate 100.90 No Stories 1.00 Full Baths	GAR	GARAGE FINI	SH	0	440	0	Base Rate							2			
PAT PATIO UNCOVERED 0 189 0 Building RCN 191,576 Quality Grade 655 Half Baths						-	-				Quality Grade	e 655	Half Baths	0			
Condition EX Wall Type 0.3 Heat Type											Wall Type	03	Heat Type	6			
% Good 97.00 Functional Obsol 0 Foundation 3 Fireplaces								sol			Foundation	3	Fireplaces	0			
	I		TOTALS	1,528	2,309	1,528				-	Roof Cover	3		03			

185,829

0

264,829

LCPA Property Record Card

Status: A

Roll Year 2025

2024-0792 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2024	23-681	05-02-2023	05-21-2024	2,500		PATIO	05-21-2024						
2017	16-00000696	05-19-2016	12-16-2016	209,025	0001	SFR 4515 CIACOS DR	12-16-2016	10-14-2016					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023019126 2022137335 2020059590 2016128822	6095 6039 5480 4876 4586	0591 1613 0281 0201 1479	02-15-2023 10-17-2022 05-21-2020 12-08-2016 01-28-2015	WD CT QC WD WD	Q U U Q U	01 11 11 Q M	I I I V	300,000 241,100 100 190,900 500,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Value Summary Value Summary Image: Constraint of the second seco												
Land Value Bldg												

260330

50,000.00

210330

235330

264,829

4499