



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3836092**

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0793	County	Lake
		Tax year	2024
		Date received	9.12-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; IH3 Property Florida, LP.		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2519250182-000-17800 4531 Marsh Harbor Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> 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.**

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

Petition # 2024-0793		Alternate Key: 3836092		Parcel ID: 25-19-25-0182-000-17800	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		Property Address 4531 MARSH HARBOR RD TAVARES		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH3 PROPERTY FLORIDA LP		Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action	
1. Just Value, required		\$ 251,306	\$ 251,306		
2. Assessed or classified use value, *if applicable		\$ 225,150	\$ 225,150		
3. Exempt value, *enter "0" if none		\$ -			
4. Taxable Value, *required		\$ 225,150	\$ 225,150		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 12/30/2013 **Price:** \$126,000 Arm's Length Distressed **Book** 4429 **Page** 2071

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836092	3862022	3862016	3862017
Address	4531 MARSH HARBOR RD TAVARES	4534 BARBUDA DR TAVARES	4511 BARBUDA DR TAVARES	4503 BARBUDA DR TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$320,000	\$310,000	\$320,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.00%	0.80%
Adjusted Sale		\$279,680	\$263,500	\$274,560
\$/SF FLA	\$167.09 per SF	\$205.35 per SF	\$172.45 per SF	\$168.55 per SF
Sale Date		6/13/2023	1/11/2024	10/5/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,504	1,362	7100	1,528	-1200	1,629	-6250
Year Built	2006	2017		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	YES	YES		YES		YES	
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	INT LOT	INT LOT		INT LOT		INT LOT	
		Net Adj. 2.5%	7100	-Net Adj. 0.5%	-1200	-Net Adj. 2.3%	-6250
		Gross Adj. 2.5%	7100	Gross Adj. 0.5%	1200	Gross Adj. 2.3%	6250
Adj. Sales Price	Market Value \$251,306	Adj Market Value	\$286,780	Adj Market Value	\$262,300	Adj Market Value	\$268,310
	Value per SF 167.09						

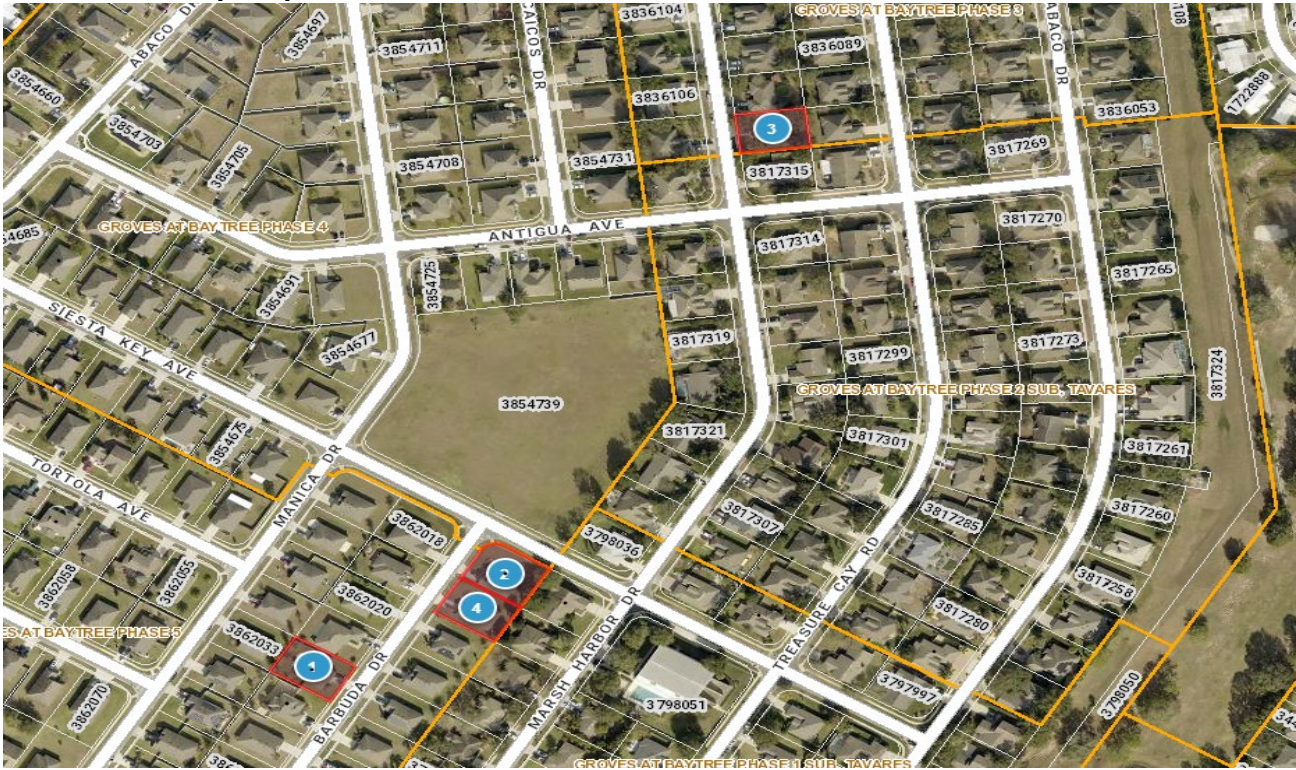
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0793 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3862022	4534 BARBUDA DR TAVARES	SAME SUB
2	COMP 3	3862017	4503 BARBUDA DR TAVARES	SAME SUB
3	SUBJECT	3836092	4531 MARSH HARBOR RD TAVARES	-
4	COMP 2	3862016	4511 BARBUDA DR TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3836092
 Parcel ID 25-19-25-0182-000-17800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0793 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

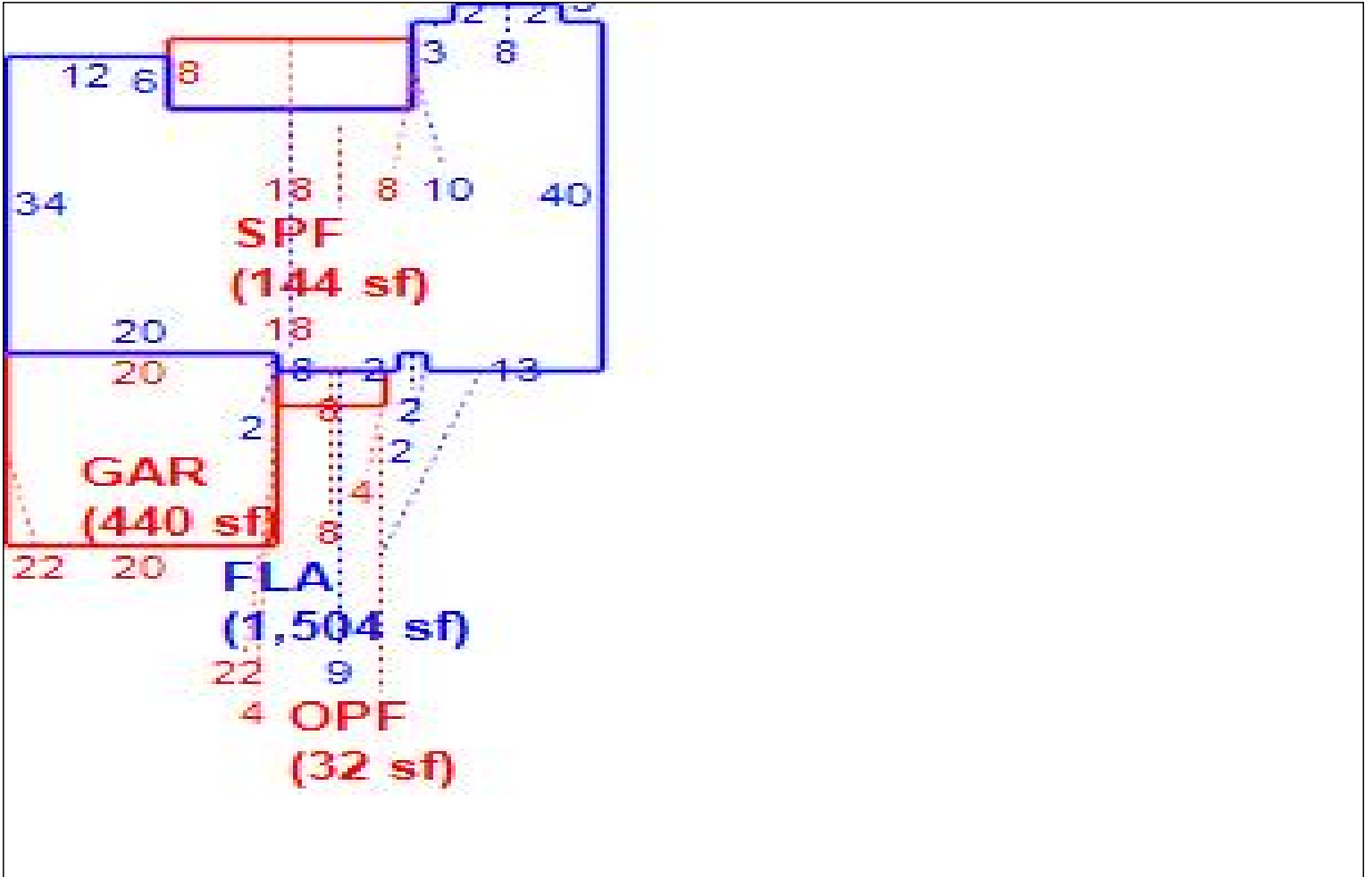
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 4531 MARSH HARBOR RD			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-17-202

Legal Description
 GROVES AT BAYTREE PHASE 3 PB 53 PG 85-86 LOT 178 ORB 4429 PG 2071

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 177,635 Deprec Bldg Value 172,306 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,504	1,504	1504	2006	1504	94.73	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	440	0				Quality Grade	645	Half Baths
OPF	OPEN PORCH FINISHE	0	32	0				Condition	EX	Heat Type
SPF	SCREEN PORCH FINIS	0	144	0				% Good	97.00	Fireplaces
TOTALS		1,504	2,120	1,504				Functional Obsol	0	
					Building RCN	177,635		Foundation	3	Type AC
					Building RCNLD	172,306		Roof Cover	3	

Alternate Key 3836092
 Parcel ID 25-19-25-0182-000-17800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0793 Subject
 PRC Run: 12/10/2024 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	
2007	BR05-01098	01-01-2006	08-16-2006	131,588	0000	SFR FOR 07	08-16-2006		
2006	BR05-01098	08-05-2005	12-21-2005	131,588	0000	SFR 3/BR 4531 MARSH HARBOR RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4429	2071	12-30-2013	WD	U	U	I	126,000				
	4303	1776	03-21-2013	WD	U	U	I	159,600				
	3201	0613	06-22-2006	WD	Q	Q	I	180,100				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,000	172,306	0	251,306	3646	247660	0.00	247660	251306	251,306	

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 3862022
Parcel ID 25-19-25-0184-000-32200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0793 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

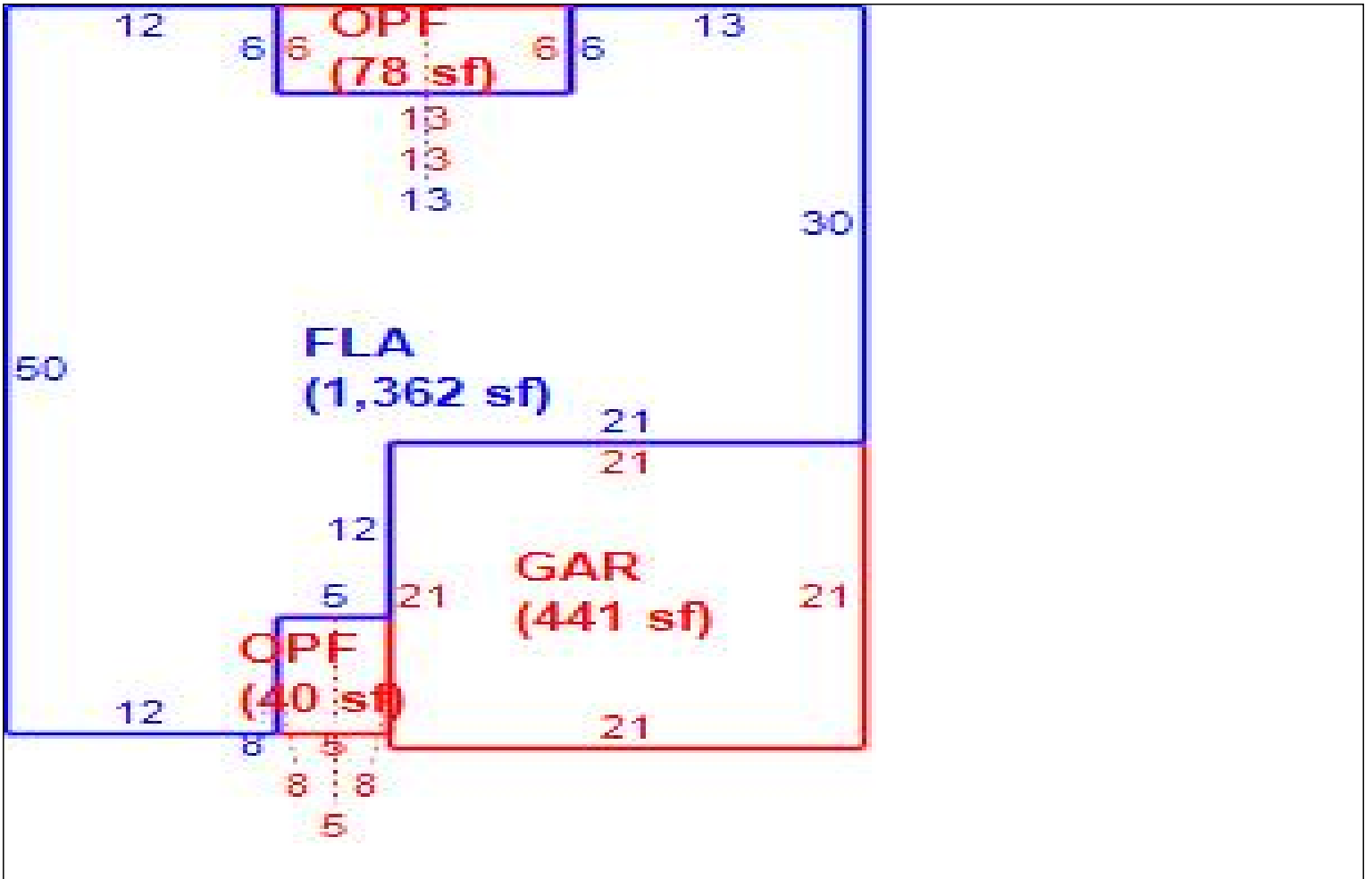
Current Owner		
BRUNELLE SUSAN E & KEITH M		
4534 BARBUDA DR		
TAVARES	FL	32778

Property Location			
Site Address 4534 BARBUDA DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-18-202

Legal Description
GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 322 ORB 6161 PG 693

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 176,355
Deprec Bldg Value 171,064		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,362	1,362	1362	2017	1362	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0		102.93	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	118	0		176,355	Wall Type	03	Heat Type	6
TOTALS		1,362	1,921	1,362		0	Foundation	3	Fireplaces	0
						171,064	Roof Cover	3	Type AC	03

Alternate Key 3862022
 Parcel ID 25-19-25-0184-000-32200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0793 Comp 1
 PRC Run: 12/10/2024 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	
2018	16-00001119	01-01-2017	10-03-2017	188,750	0001	SFR 3/2 4534 BARBUDA DR	10-03-2017	03-03-2017	
2017	16-00001119	10-03-2016	01-03-2017	188,750	0001	SFR 3/2 4534 BARBUDA DR	01-03-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023072391	6161	0693	06-13-2023	WD	Q	01	I	320,000				
2023023131	6100	0476	02-21-2023	WD	U	37	I	319,400				
2017070928	4966	0543	06-23-2017	WD	Q	Q	I	183,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
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	
79,000	171,064	0	250,064	0	250064	0.00	250064	250064	250,064	

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

2024-0793 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

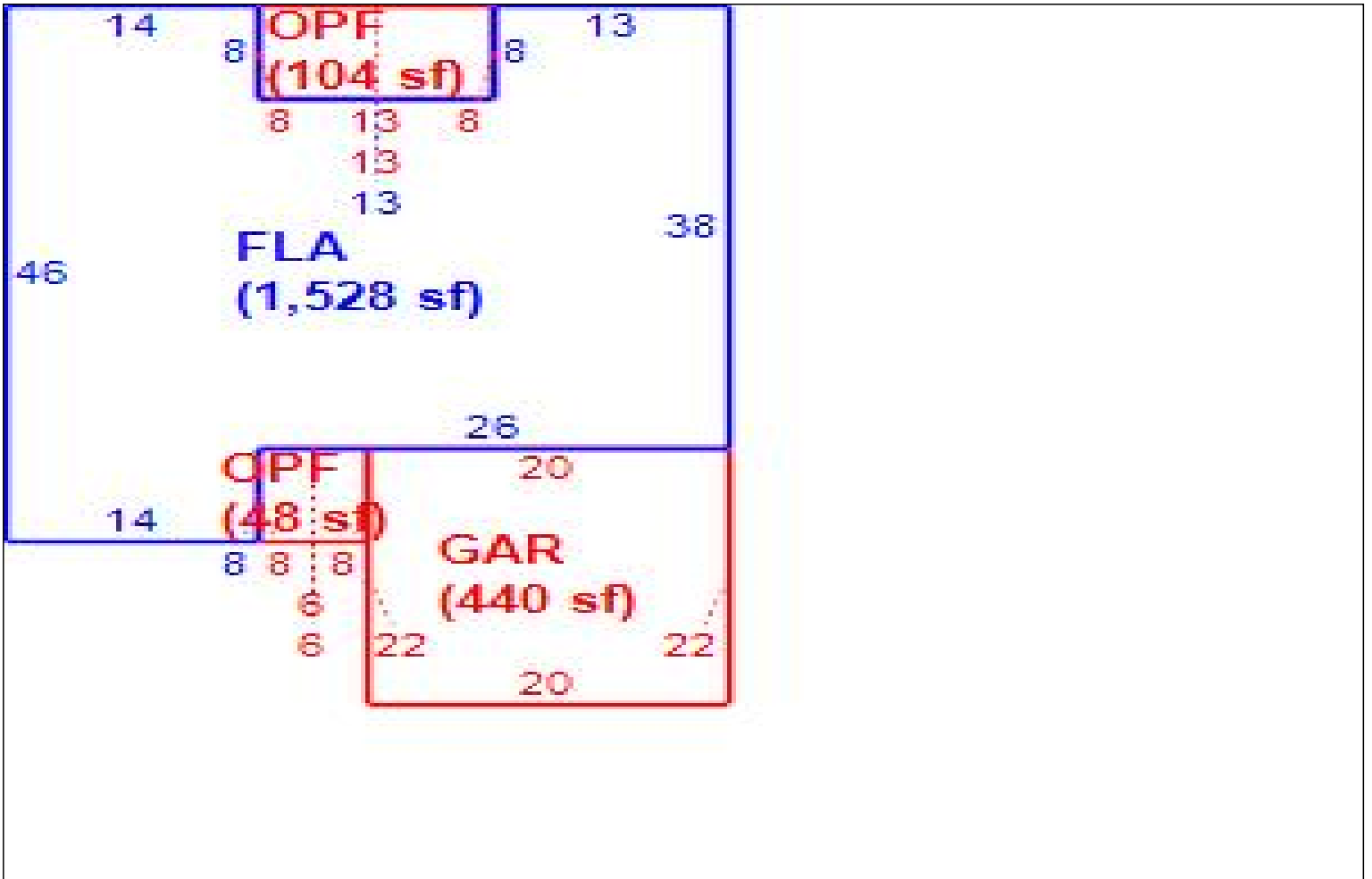
Current Owner		
SWEEZEA BRIAN T & AMANDA R		
4511 BARBUDA DR		
TAVARES	FL	32778

Property Location			
Site Address 4511 BARBUDA DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-18-202

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

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 191,009 Deprec Bldg Value 185,279 Multi Story 0



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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0793 Comp
 PRC Run: 12/10/2024 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	
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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024011738	6278	0193	01-11-2024	WD	Q	01	I	310,000	039	HOMESTEAD	2025	25000
2023123944	6223	1745	10-05-2023	WD	Q	01	I	309,000	059	ADDITIONAL HOMESTEAD	2025	25000
2017023644	4910	1055	02-24-2017	WD	Q	Q	I	193,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
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	
79,000	185,279	0	264,279	0	264279	50,000.00	214279	239279	264,279	

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

2024-0793 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
DYER CYPRIAN C		
4503 BARBUDA DR		
TAVARES	FL	32778

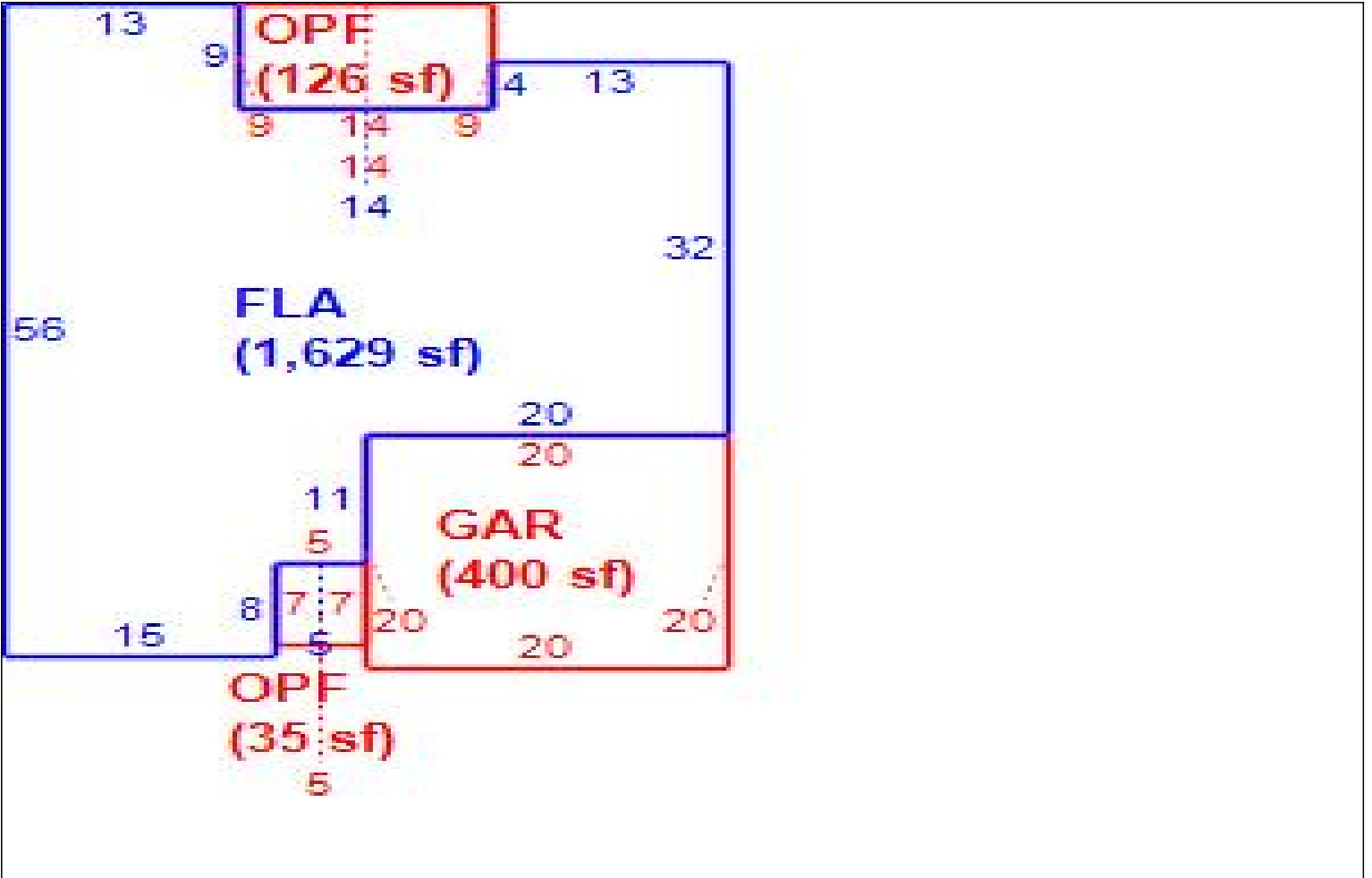
COMP 3

Property Location			
Site Address 4503 BARBUDA DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

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

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 198,702
Deprec Bldg Value 192,741		Multi Story 0	



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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0793 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
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 Information									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	I	320,000	039	HOMESTEAD	2024	25000
2021125048	5791	1501	08-26-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017050685	4942	0915	05-02-2017	LE	U	U	I	100				
2016130602	4878	0233	12-14-2016	WD	Q	Q	I	201,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
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	
79,000	192,741	0	271,741	0	271741	50,000.00	221741	246741	271,741	

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.