

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 2805862

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.

incorporated, b	GOMPLETEDIEV	CLERK OF THE VA		TEOARD (A	/AB)
Petition #	2024-0833	County Lake	Та	x year 2024	Date received 9.12.24
¥ Again		CONTENED BY I	HEREMMONER		
PART 1. Taxp	payer Information				
Taxpayer name	e: INV_HOME; SRP Sub LLC a Dela	aware LLC	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	S Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	3119261000- 1145 Elm Ct	000-08200
Phone 954-74	40-6240		Email	ResidentialA	ppeals@ryan.com
	way to receive information is	<u> </u>			
	this petition after the petition ts that support my statement		ched a statement of	the reasons I	filed late and any
your evider	tend the hearing but would like nce to the value adjustment bo The VAB or special magistrate	oard clerk. Florida law a	allows the property a	ppraiser to cro	ss examine or object to your
	erty ☑ Res. 1-4 units ☐ Indus		•	_	listoric, commercial or nonprofit
☐ Commercia	al Res. 5+ units Agricu	ultural or classified use	☐ Vacant lots and a	acreage 🗌 E	Business machinery, equipment
PART 2. Rea	ason for Petition Che	eck one. If more than	n one, file a separa	ite petition	
	erty value (check one) 🗹 decr lassification	ease 🗌 increase	☐ Denial of exem	nption Select o	or enter type:
Parent/grar Property wa Tangible per	ndparent reduction as not substantially complete ersonal property value (You n red by s.193.052. (s.194.034 taxes for catastrophic event	nust have timely filed	(Include a date a ☐Qualifying improv	e-stamped cop vement (s. 193. ontrol (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	ere if this is a joint petition. At				rty appraiser's
by the rec	e time (in minutes) you think yo quested time. For single joint p esses or I will not be available	petitions for multiple un	its, parcels, or acco	unts, provide ti	ne time needed for the entire
ı— ,		•			
evidence directappraiser's evi	right to exchange evidence vertly to the property appraiser vidence. At the hearing, you h	at least 15 days befo have the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your proper information red	right, regardless of whether y ty record card containing info dacted. When the property a y you how to obtain it online.	ormation relevant to the praiser receives the	ne computation of y	our current as	sessment, with confidential

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 without attaching a completed power of attorney or authorization from the taxpayer is required for access collector.	ation 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 Si Complete part 4 if you are the taxpayer's or an affiliated enti		llowing 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 4		RD6182
☐ A Florida real estate broker licensed under Chapter 475,		<i>,</i> 1
☐ A Florida certified public accountant licensed under Char	•	ber).
I understand that written authorization from the taxpayer is reappraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fili under s. 194.011(3)(h), Florida Statutes, and that I have rea	ng this petition and of becoming an ag	ent for service of process
Signature, representative	Robert Peyton Print name	<u>9/10/2024</u> Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not I		e e eta en de ekoare y zana ke kizare kijo
☐ I am a compensated representative not acting as one of AND (check one)	•	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's autho		
☐ I am an uncompensated representative filing this petition	AND (check one)	
\square the taxpayer's authorization is attached OR \square the taxpa	ayer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is r appraiser or tax collector.	equired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011(facts stated in it are true.		
Signature, representative	Print name	Date
1		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: ☐ Taxpayer of Record ☐ Taxpayer's agent ☐ Other, Explain: ☐ Taxpayer of Record ☐ Taxpayer's agent ☐ Taxpayer's agent ☐ Check if Multiple ☐ Check i	Parcels
Other, Explain:	
Owner Name SRP SUB LLC Value from Value before Board Action Value after Board	
TRIM Notice Value presented by Prop Appr Value after Board	1 Action
1. Just Value, required \$ 235,320 \$ 235,320	
2. Assessed or classified use value, *if applicable \$ 195,290 \$ 195,290	
3. Exempt value, *enter "0" if none \$ -	
4. Taxable Value, *required \$ 195,290 \$ 195,290	
*All values entered should be county taxable values, School and other taxing authority values may differ.	
Last Sale Date 5/8/2013 Price: \$54,400 Arm's Length J Distressed Book 4326 Page	2500
ITEM Subject Comparable #1 Comparable #2 Comparable :	‡3
AK# 2805862 1757461 3269110 1454328	AD 501
Address1145 ELM CT TAVARES1155 WELLS AVE TAVARES327 WOODVIEW DR TAVARES29735 COUNTY RO TAVARES	AD 561
Proximity.59 MILES.56 MILES.75 MILES	
Sales Price \$299,900 \$284,000 \$270,900	
Cost of Sale -15% -15% -15%	
Time Adjust 0.80% 2.80% 3.60%	
Adjusted Sale \$257,314 \$249,352 \$240,017 \$/SF FLA \$174.31 per SF \$195.08 per SF \$185.53 per SF \$191.40 per SF) F
\$/SF FLA \$174.31 per SF \$195.08 per SF \$185.53 per SF \$191.40 per S Sale Date 10/2/2023 5/17/2023 3/29/2023) [
	istressed
Value Adj. Description Description Adjustment Description Adjustment Description Adjustment Description	justment
Fla SF 1,350 1,319 1550 1,344 300 1,254	4800
Year Built 1986 1956 1990 1965	
Constr. Type BLOCK BLOCK BLOCK BLOCK	
Condition GOOD GOOD GOOD	
Baths 1.1 1.0 4000 2.0 -3000 1.1	10000
	10000 7000
Pool N N 0 N 0 N	0
Fireplace 1 0 2500 0 2500 0	2500
AC Central Central 0 Central 0 Central	0
Other Adds N N N N	
Site Size 1 LOT 1 LOT 1 LOT 1 LOT	
DECIDENTIAL DECIDENTIAL DECIDENTIAL	
Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL	
Location RESIDENTIAL RESIDENTIAL RESIDENTIAL View INTERIOR INTERIOR INTERIOR	_
View INTERIOR INTERIOR INTERIOR INTERIOR	24300
View INTERIOR INTERIOR INTERIOR INTERIOR	24300 24300
View INTERIOR INTERIOR INTERIOR INTERIOR Net Adj. 3.1% Gross Adj. 7.0% 8050 18050 -Net Adj. 6.9% Gross Adj. 11.5% -17200 28800 Net Adj. 10.1% Gross Adj. 10.1%	

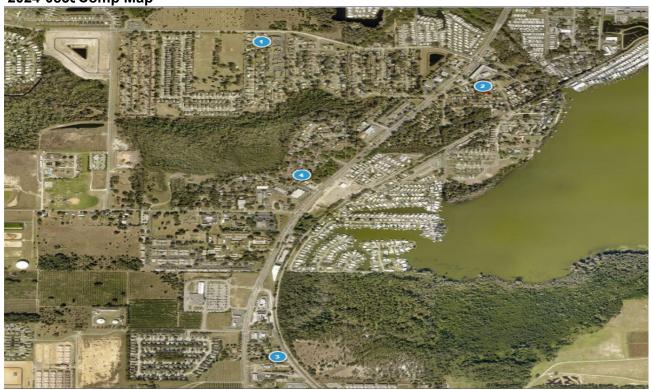
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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

2024-0833 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3269110	327 WOODVIEW DR TAVARES	.56 MILES
2	COMP 1	1757461	1155 WELLS AVE TAVARES	.59 MILES
3	COMP 3	1454328	29735 COUNTY ROAD 561 TAVARES	.75 MILES
4	SUBJECT	2805862	1145 ELM CT TAVARES	-
5				
6				
7				
8				

Parcel ID 31-19-26-1000-000-08200

Current Owner

SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201 **LCPA Property Record Card** Roll Year 2025 Status: A

SUBJECT

2024-0833 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1145 ELM CT TAVARES

FL 32778 NBHD

000T Mill Group 0649 Property Use Last Inspection

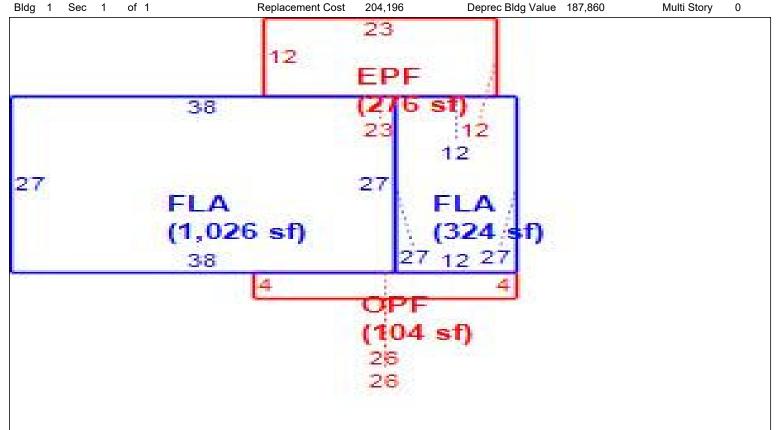
00100 SINGLE FAMILY TRF 01-01-202

Legal Description

TAVARES, WOODLEA SUB LOT 82 PB 27 PGS 39-40 ORB 4962 PG 1625

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берш	Adj	Offics	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	42,000.00	0.0000	1.13	1.000	1.000	0	47,460
		L <u> </u>	l		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			L		.1		1= 100
		Total A		0.00	JV/Mkt 0				ıl Adj JV/Mk			47,460
	Cla	assified A	cres	0	Classified JV/Mkt 47	7,460		Classified	d Adj JV/Mk	tl		0

Sketch



	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1986	Imp Type	R1	Bedrooms	3
	ENCLOSED PORCH FIN	0	276	-	Effective Area	1350	No Stories	4.00	Full Baths	
FLA	FINISHED LIVING AREA	1,350	1,350	1350	Base Rate	124.56	No Stories	1.00	ruii baliis	1
OPF	OPEN PORCH FINISHE	0	104	0	Building RCN	204,196	Quality Grade	685	Half Baths	1
					Condition	EX	Wall Type	02	Heat Type	6
					% Good	92.00	,,	02	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,350	1,730	1,350	Building RCNLD	187.860	Roof Cover	3	Type AC	03

Alternate Key 2805862 Parcel ID 31-19-26-1000-000-08200

Land Value

47,460

Bldg Value

187,860

Misc Value

0

LCPA Property Record Card Roll Year 2025 Status: A

2024-0833 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Parcel I	D 31-19-	-26-100	00-000-	08200		Roll	I Yea	r 202	5 Sta	itus: A			Card #	1	of 1
					*/	Only			laneous F	eatures re reflected b	olow				
Code		Descrip	otion	Т	Units		Type		nit Price	Year Blt	Effect Y	r RCN	%Good	1 A	pr Value
Code		Descrip	Juon		Units		туре	- Oi	iii Price	rear bit	Ellect 1	I RUN	%G000	A	pr value
								Pui	Iding Peri	mito					
Roll Yea	r Permi	t ID	Issue D	ate Co	omp Date	e T	Am	nount	Type		Descrip	otion	Review D	Date	CO Date
1990	5322		07-01-19		-01-198			50		SPF?					
1000															
			L /D	Sales In			0/11		I x / //	0.1.0:			emptions		1 A 1
	ment No	+	k/Page	Sale D		nstr	Q/U		Vac/Imp	Sale Price	Code	Descripti	on	Year	Amount
2017	067978	4962	1625	05-18-2		ND CT	U	M	!	100					
		4354 4326		05-08-2 05-08-2		CT CT	U	U		100 54,400					
		2822	0263	04-13-2		WD	Ü	Ü	li	117,000					
		1964	0573	06-13-2	001 \	WD	Ü	Ü	i	56,700					
													T-4-1		
					\perp		<u> </u>						Total		0.00
								Va	lue Summ	nary					
							_				. .				

Deferred Amt

20510

Market Value

235,320

Assd Value

214810

Cnty Ex Amt

0.00

Co Tax Val

214810

Sch Tax Val Previous Valu

235,320

235320

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Parcel ID 32-19-26-0002-000-00700 Current Owner

LOPEZ JOHNNY 1155 WELLS AVE **TAVARES** FL 32778 **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 1

2024-0833 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1155 WELLS AVE

TAVARES FL 32778 NBHD 0642

000T Mill Group Property Use Last Inspection

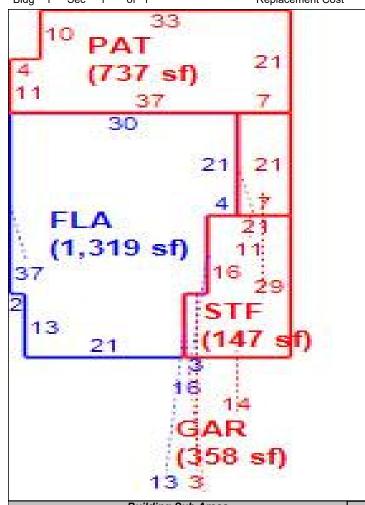
SINGLE FAMILY CTQ 01-25-202 00100

Legal Description

FROM THE INTERSECTION OF CENTER LINE OF ROSE AVE & S LINE OF HWY RUN S 60DEG 25MIN W 330.07 FT FOR POB, CONT S 60DEG 25MIN W 70 FT, S 16DEG 23MIN E 245 FT, E 70 FT, N 16DEG 23MIN W 280 FT TO POB ORB 6224 PG 2141

	Land Lines												
Lan	Lines												
LL	Use	F4	D = = 41=	Notes	Linita	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Value	
1	0100	70	325		22,750.00 FD	260.00	1.3900	1.93	1.000	1.000	0	48,825	
		T		0.501	D //0.41 + 1.0				1	.1		40.005	
		Total A	cres	0.52	JV/Mkt 0			l ota	ıl Adj JV/Mk	t	48,82		
	Cla	assified A	cres	0	Classified JV/Mkt 48	3,825	825 Classified Adj JV/Mkt				0		
	Sketch												

Bldg Replacement Cost 169,495 0 1 Sec 1 of 1 Deprec Bldg Value 164,410 Multi Story



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1956	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,319	1,319	1319	Effective Area	1319			- " - "	
GAR	GARAGE FINISH	0	358	0	Base Rate	106.39	No Stories	1.00	Full Baths	1
PAT STF	PATIO UNCOVERED STORAGE ROOM FINIS	0	737 147	0	Building RCN	169,495	Quality Grade	660	Half Baths	0
311	STORAGE ROOM TINIS	U	147	O	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	1,319	2,561	1,319	Building RCNLD	164,410	Roof Cover	3	Type AC	03

Alternate Key 1757461 Parcel ID 32-19-26-0002-000-00700

LCPA Property Record Card Roll Year 2025 Status: A

2024-0833 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

	Non row 2020 Outdoor A												
		*0-		scellaneous F		halaw							
		UI	ny me ms	t 10 records a	are renected	below							
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Buildina Per	mits								

				Build	ing Peri	mits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024 2024 2011 2010 2006 2005	IMPS 23-15 VALUE 09-00000812 RF05-00429 04-00163	08-01-2023 01-27-2023 10-01-2010 09-23-2009 03-24-2005 02-27-2004	01-25-2024 01-25-2024 05-06-2011 04-16-2010 02-23-2006 04-06-2005	71 13,090 1 1 800 7,200 1,000	0008	CHECK IMPS SEE NOTES REPL WINDOWS CK VALUE PER OWNER C NOTE ELEC UPGRADE CK IMPS REROOF SHINGLE ENCLOSE CARPORT	01-25-2024 01-25-2024 01-25-2024 04-22-2011 04-16-2010	CO Date

			Sales Inform	ation					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023125000	6224	2141	10-02-2023	WD	Q	01	1	299,900	039	HOMESTEAD	2024	25000
2022117680	6016	1818	08-17-2022	WD	Q	01	1	138,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017034228	4922	1204	03-24-2017	WD	Q	Q	1	82,000				
	2986	0708	10-18-2005	QC	U	U	- 1	0				
	1496	1150	02-01-1997	QC	U	U	I	0				
												50 000 00
Total Total												50,000.00
						Val	uo Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
48.825	164.410	0	213.235	0	213235	50.000.00	163235	188235	213.235

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Parcel ID 31-19-26-1100-000-003A0

Current Owner

DOVER COLLEEN M & PATRICK S

327 WOODVIEW DR

TAVARES FL 32778

LCPA Property Record Card Roll Year 2025 Status: A

COMP 2

2024-0833 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 327 WOODVIEW DR **TAVARES** FL 32778

000T **NBHD** Mill Group 0649

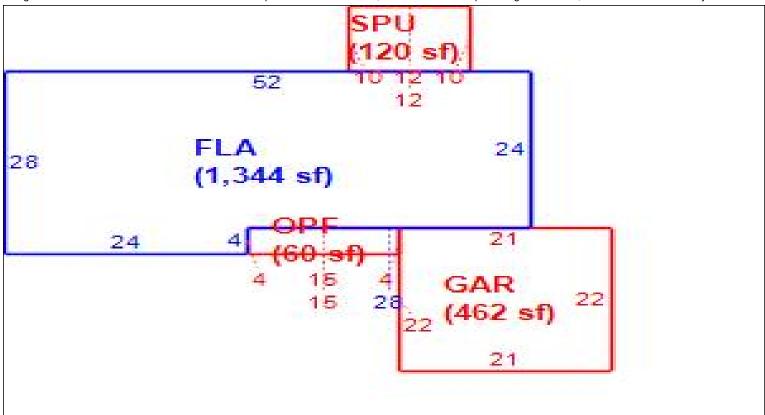
Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

TAVARES, REPLAT OF WOODVIEW SUB LOT 3A, 3B PB 30 PGS 69-71 ORB 6147 PG 2313

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	42,000.00	0.0000	1.37	1.000	1.000	0	57,540	
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 57	.540			 Adj JV/Mk Adi JV/Mk			57,540 0	

Sketch Bldg 1 of 1 181,121 Deprec Bldg Value 172,065 Multi Story Sec 1 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1990	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,344	1,344	1344	Effective Area	1344				
GAR					Base Rate	106.30	No Stories	1.00	Full Baths	2
OPF SPU			0	Building RCN	181,121	Quality Grade	660	Half Baths	0	
0.0	CONCERT ONOTION IN		120		Condition	EX	Wall Type	03	Heat Type	6
					% Good	95.00	,,		,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,344	1,986	1,344	Building RCNLD	172,065	Roof Cover	3	Type AC	03

Alternate Key 3269110 Parcel ID 31-19-26-1100-000-003A0

LCPA Property Record Card Roll Year 2025 Status: A

2024-0833 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

	Kon rour 2020 Otatus. A														
	Miscellaneous Features														
	*Only the first 10 records are reflected below														
Code	Desc	ription	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
	Building Permits														
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou			Descriptio	n	Review Date	e CO Date					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date						
2006 1990	SALE 5515	01-01-2005 11-01-1989	11-03-2005 12-01-1990	46,000	0000	CHECK VALUE SFR	Neview Date	CODate						

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023061628					Q D Q Q	01 U Q Q	 - -	284,000 65,000 178,900 73,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
	•	•		•	•	V/a/	uo Summ	0rv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
57 540	172 065	0	229.605	104765	124840	50 000 00	74840	99840	229 605

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Parcel ID 01-20-25-0500-000-01201

Current Owner

REED-HEBERT JESSICA & MICHAEL T HEB

29735 COUNTY ROAD 561

TAVARES 32778 **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 3

2024-0833 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 29735 COUNTY ROAD 561 FL 32778

SINGLE FAMILY

TAVARES 0002

NBHD 2839

Property Use

Mill Group

00100

Last Inspection TRF 10-06-202

Legal Description

LANE PARK YOUNG'S SUB LOTS 12, 13, 14 BEING IN 06-20-26 PB 15 PG 3 ORB 6134 PG 731

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	60,000.00	0.0000	1.00	1.500	1.000	0	90,000			
		Total A		0.00	JV/Mkt 0	'			l Adj JV/Mk		'	90,000			
	Cla	assified A	cres	0	Classified JV/Mkt 90	0,000		Classified Adj JV/Mkt				0			

Sketch Bldg 1 of 1 Replacement Cost 109,250 Deprec Bldg Value 93,955 Multi Story 0 Sec 1

57 FLA 22 (1,254 sf) 57

	Building S	Sub Areas			Building Valuation	n	Con	structio	n Detail				
Code	Description	Living Are	Gross Are		Year Built	1965	Imp Type	R1	Bedrooms	3			
FLA	FINISHED LIVING AREA	1,254	1,254	1254	Effective Area	1254	No Stories	4.00	Full Baths				
					Base Rate	74.96	INO Stories	1.00	ruii batiis	1			
					Building RCN	109,250	Quality Grade	590	Half Baths	1			
					Condition	VG	Wall Type	03	Heat Type	6			
					% Good	86.00		00		ı ı			
					Functional Obsol	0	Foundation	2	Fireplaces	0			
	TOTALS 1,254 1,254		1,254	1,254	Building RCNLD	93 955	Roof Cover	3	Type AC	03			

Alternate Key 1454328 Parcel ID 01-20-25-0500-000-01201

90,000

93,955

3,497

187,452

LCPA Property Record Card Roll Year 2025 Status: A

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^{***}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.***