



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3924245*

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 #	<i>2024-1114</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>10.1.24</i>

COMPLETED BY THE PETITIONER	
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### PART 1. Taxpayer Information

Taxpayer name: <b>SFR JV-HD 2024-1 BORROWER LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>06-20-26-0050-000-01700 1576 Wynford Circle</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>

The standard way to receive information is by US mail. If possible, I prefer to receive information by  email  fax.

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.

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**  Res. 1-4 units  Industrial and miscellaneous  High-water recharge  Historic, commercial or nonprofit  
 Commercial  Res. 5+ units  Agricultural or classified use  Vacant lots and acreage  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	

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.)

**5** 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.

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



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3924245

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

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COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)
Petition # 2024-1114 County Lake Tax year 2024 Date received 10.1.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information
Taxpayer name: SFR JV-HD 2024-1 BORROWER LLC 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 #: 06-20-26-0050-000-01700, 1576 Wynford Circle
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 [X] email [ ] fax.

[ ] 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.

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Type of Property [X] Res. 1-4 units [ ] Industrial and miscellaneous [ ] High-water recharge [ ] Historic, commercial or nonprofit
[ ] Commercial [ ] Res. 5+ units [ ] Agricultural or classified use [ ] Vacant lots and acreage [ ] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

- [X] Real property value (check one) [X] decrease [ ] increase [ ] Denial of exemption Select or enter type:
[ ] Denial of classification
[ ] Parent/grandparent reduction [ ] Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
[ ] Property was not substantially complete on January 1
[ ] Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) [ ] 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.)
[ ] Refund of taxes for catastrophic event

[ ] 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.)

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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # <b>2024-1114</b>	Alternate Key: <b>3924245</b>	Parcel ID: <b>06-20-26-0050-000-01700</b>	
Petitioner Name <b>RYANN LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>1576 WYNFORD CIR TAVARES</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>SFR JV-HD 2024-1 BORROWER LLC</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 283,853	\$ 283,853	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 283,853	\$ 283,853	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 283,853	\$ 283,853	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 12/30/2021 Price: \$277,900  Arm's Length  Distressed Book 5873 Page 397

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>3924245</b>	<b>3924239</b>	<b>3924233</b>	<b>3924232</b>
Address	1576 WYNFORD CIR TAVARES	1548 WYNFORD CIR TAVARES	1520 WYNFORD CIR TAVARES	1512 WYNFORD CIR TAVARES
Proximity		.06 MILES	.06 MILES	.06 MILES
Sales Price		\$306,900	\$306,900	\$306,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	3.60%	3.60%
Adjusted Sale		\$273,141	\$271,913	\$271,913
\$/SF FLA	\$152.94 per SF	\$147.01 per SF	\$146.35 per SF	\$146.35 per SF
Sale Date		2/9/2023	3/14/2023	3/31/2023
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	1,856	1,858	-100	1,858	-100	1,858	-100
Year Built	2021	2022		2022		2022	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.1		2.1		2.1	
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	SUB	SAME SUB		SAME SUB		SAME SUB	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 0.0%	-100	Net Adj. 0.0%	-100	Net Adj. 0.0%	-100
		Gross Adj. 0.0%	100	Gross Adj. 0.0%	100	Gross Adj. 0.0%	100
<b>Adj. Sales Price</b>	Market Value <b>\$283,853</b>	Adj Market Value	<b>\$273,041</b>	Adj Market Value	<b>\$271,813</b>	Adj Market Value	<b>\$271,813</b>
	Value per SF 152.94						

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.

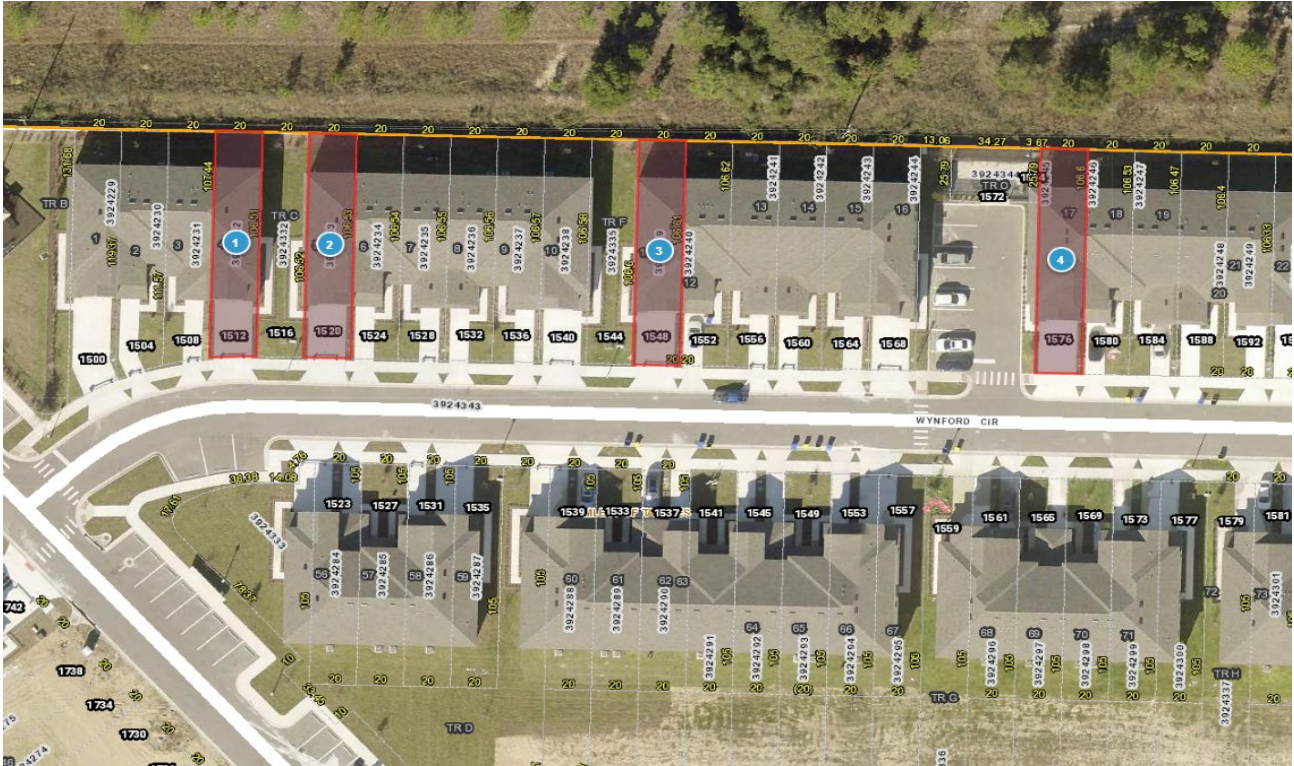
VALUE FROM \$283,100 TO \$272,222

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 11/22/2024**

**2024-1114 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3924239	1548 WYNFORD CIR TAVARES	.06 MILES
2	COMP 2	3924233	1520 WYNFORD CIR TAVARES	.06 MILES
3	COMP 3	3924232	1512 WYNFORD CIR TAVARES	.06 MILES
4	SUBJECT	3924245	1576 WYNFORD CIR TAVARES	-
5				
6				
7				
8				

Alternate Key 3924245  
Parcel ID 06-20-26-0050-000-01700

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

2024-1114 subject  
PRC Run: 11/25/2024 By

Card # 1 of 1

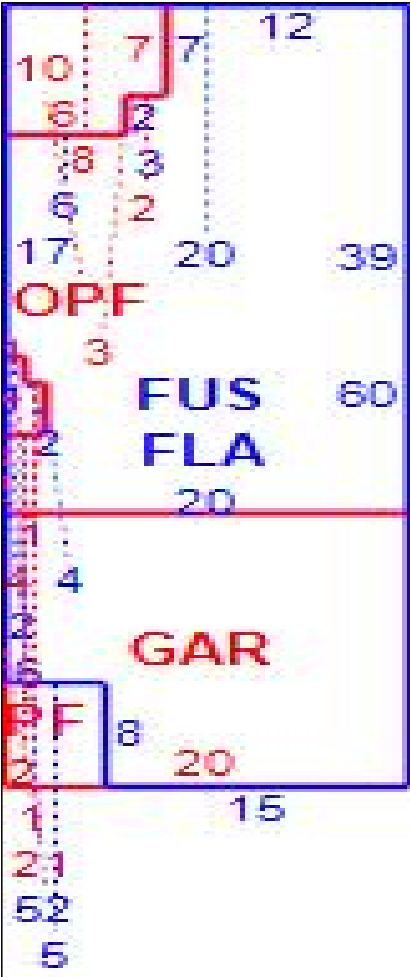
Current Owner		
SFR JV-HD 2024-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

Property Location			
Site Address 1576 WYNFORD CIR TAVARES FL 32778			
Mill Group	000T	NBHD	2843
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	12-15-202

Legal Description
HAMLETS OF TAVARES PB 74 PG 43-44 LOT 17 ORB 6319 PG 318

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	1.00	1.000	1.000	0	50,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000			
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 233,853
Deprec Bldg Value 233,853		Multi Story 1	



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	696	696	696	2021	1856	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,160	1,160	1160		102.40	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	420	0		233,853	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	84	0		VG	Foundation	3	Fireplaces	
TOTALS		1,856	2,360	1,856		100.00	Roof Cover	3	Type AC	03
					Building RCNLD	233,853				



Alternate Key 3924245  
 Parcel ID 06-20-26-0050-000-01700

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

2024-1114 subject  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	21-698	05-28-2021	12-15-2021	205,885	0001	SFR 2318SF 1576 WYNFORD CIR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024045628	6319	0318	03-28-2024	WD	U	11	100					
2022003779	5873	0397	12-30-2021	WD	Q	03	277,900					
	0	0	01-01-1900		U	U	0					
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
50,000	233,853	0	283,853	0	283853	0.00	283853	283853	283,853	

\*\*\*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 3924239  
 Parcel ID 06-20-26-0050-000-01100

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

2024-1114 comp 1  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

Current Owner		
PEREZ ASHLEY AND AMEIL PREMCHAND		
1548 WYNFORD CIRCLE		
TAVARES	FL	32778

Property Location		
Site Address 1548 WYNFORD CIR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2843
Property Use		Last Inspection
00100	SINGLE FAMILY	MW 03-20-202

**Legal Description**  
 HAMLETS OF TAVARES PB 74 PG 43-44 LOT 11 ORB 6092 PG 1698

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	1.00	1.000	1.000	0	50,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000		
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 217,782 Deprec Bldg Value 217,782 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	693	693	693	Effective Area	1858	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,165	1,165	1165	Base Rate	93.62	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	217,782	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	87	0	% Good	100.00	Foundation	3	Fireplaces	6
TOTALS		1,858	2,365	1,858	Functional Obsol		Building RCNLD	217,782	Roof Cover	3
									Type AC	03

Alternate Key 3924239  
 Parcel ID 06-20-26-0050-000-01100

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

2024-1114 comp 1  
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<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	22-433	03-24-2022	03-20-2023	205,885	0001	SFR 2318SF 1548 WYNFORD CIR	03-20-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023016944	6092	1698	02-09-2023	WD	Q	01	I	306,900				
	0	0	01-01-1900		U	U		0				
Total											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
50,000	217,782	0	267,782	0	267782	0.00	267782	267782	267,782	

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Alternate Key 3924233  
Parcel ID 06-20-26-0050-000-00500

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

2024-1114 comp 2  
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
KIEKEBUSCH HERMAN R S		
1520 WYNFORD CIR		
TAVARES	FL	32778

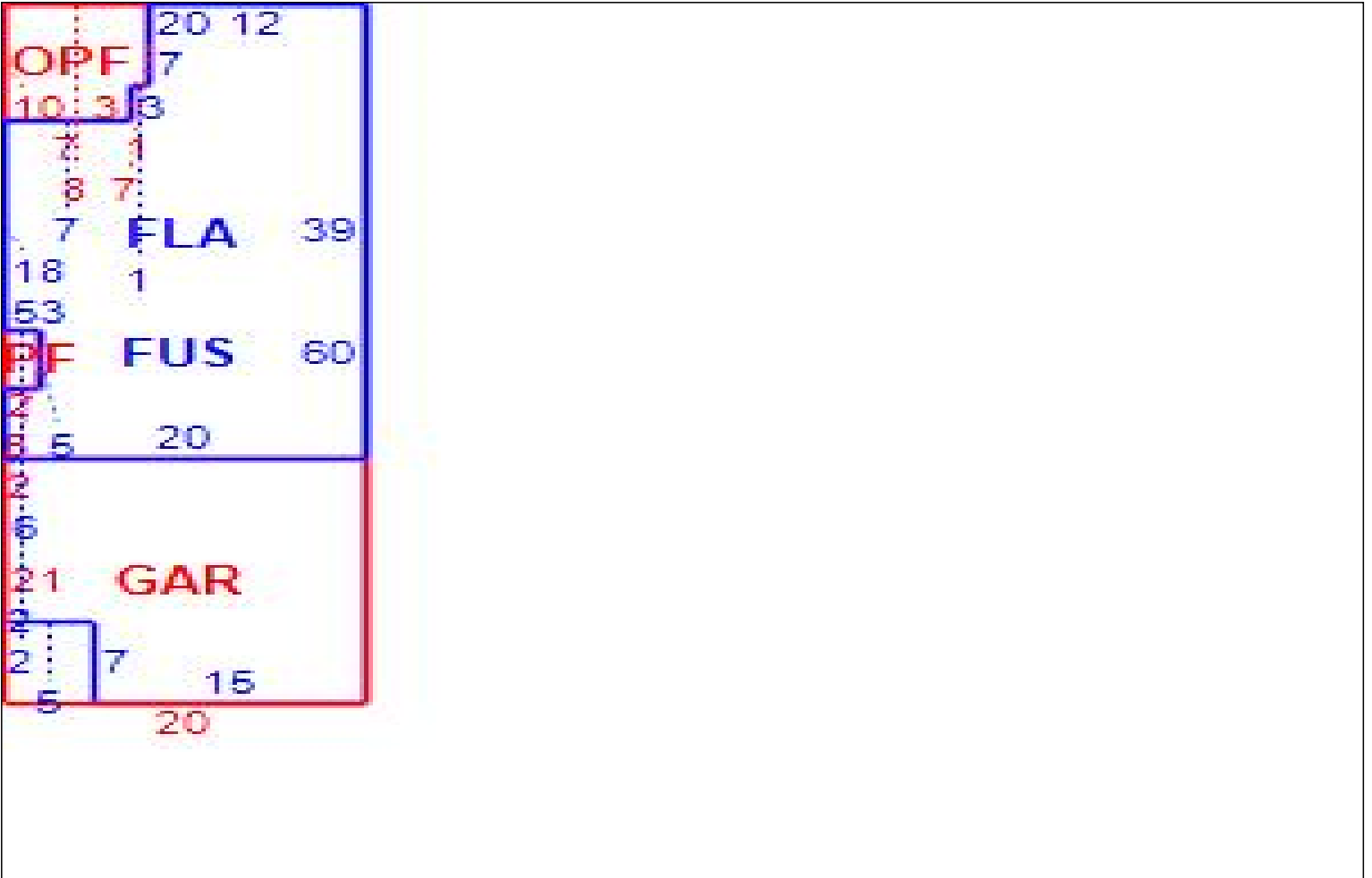
Property Location		
Site Address 1520 WYNFORD CIR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2843
Property Use		Last Inspection
00100	SINGLE FAMILY	MW 03-20-202

**Legal Description**  
HAMLETS OF TAVARES PB 74 PG 43-44 LOT 5 ORB 6112 OPG 321

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	1.00	1.000	1.000	0	50,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000		
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0		

**Sketch**

Bldg 1	Sec 1	of 1	Replacement Cost	217,782	Deprec Bldg Value	217,782	Multi Story	1
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Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	693	693	693	Effective Area	1858	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,165	1,165	1165	Base Rate	93.62	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	217,782	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	87	0	% Good	100.00	Foundation	3	Fireplaces	6
TOTALS		1,858	2,365	1,858	Functional Obsol		Roof Cover	3	Type AC	03
					Building RCNLD	217,782				

Alternate Key 3924233  
 Parcel ID 06-20-26-0050-000-00500

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

2024-1114 comp 2  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	22-452	03-24-2022	03-20-2023	205,885	0001	SFR 2318SF 1520 WYNFORD CIR	03-20-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023032682	6112 0	0321 0	03-14-2023 01-01-1900	WD	Q U	01 U	I 	306,900 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
Total											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
50,000	217,782	0	267,782	0	267782	50,000.00	217782	242782	267,782	

\*\*\*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 3924232  
 Parcel ID 06-20-26-0050-000-00400

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

2024-1114 comp 3  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

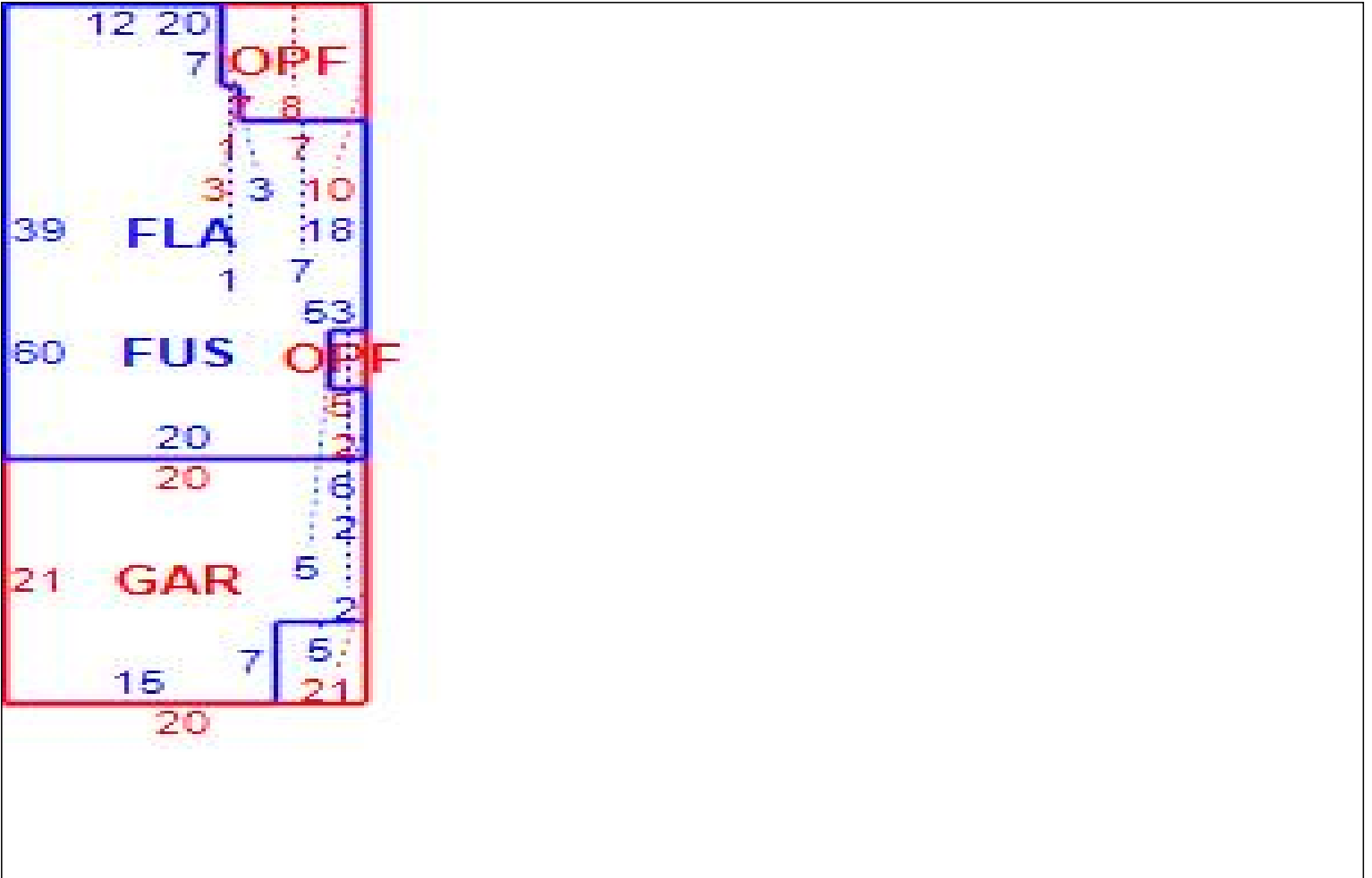
Current Owner		
KACMAR MICHAEL & GENNIFER		
1512 WYNFORD CIR		
TAVARES	FL	32778

Property Location			
Site Address 1512 WYNFORD CIR			
TAVARES FL 32778			
Mill Group	000T	NBHD	2843
Property Use		Last Inspection	
00100	SINGLE FAMILY	MW	03-20-202

**Legal Description**  
 HAMLETS OF TAVARES PB 74 PG 43-44 LOT 4 ORB 6123 PG 461

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	1.00	1.000	1.000	0	50,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000			
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 217,782 Deprec Bldg Value 217,782 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	693	693	693	Effective Area	1858	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,165	1,165	1165	Base Rate	93.62	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	217,782	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	87	0	% Good	100.00	Foundation	3	Fireplaces	6
TOTALS		1,858	2,365	1,858	Functional Obsol		Building RCNLD	217,782	Roof Cover	3
							Type AC	03		

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2024-1114 comp 3  
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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	
2024 2023	DENY24 22-612	01-01-2023 04-28-2022	03-20-2023	1 205,885	0030 0001	V4 SFR 2318SF 1512 WYNFORD CIR	03-20-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023041570	6123 0	0461 0	03-31-2023 01-01-1900	WD	Q U	01 U	I 	306,900 0	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	5000 25000 25000
Total											55,000.00	

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	
50,000	217,782	0	267,782	0	267782	55,000.00	212782	237782	267,782	

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