



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3854931**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-1146</b>	County <b>Lake</b>	Tax year <b>2024</b> Date received <b>10.1.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>SFR JV-1 2021-1 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>27-19-26-0080-000-16000 2245 Bexley Drive</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 <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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Property was not substantially complete on January 1 <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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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
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**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.

<u>Robert L. Peyton</u> Signature, representative	Robert Peyton Print name	9/10/2024 Date
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**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
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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-1146	Alternate Key: 3854931	Parcel ID: 27-19-26-0080-000-16000
<b>Petitioner Name</b> 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:	<b>Property Address</b> 2245 BEXLEY DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-1 2021-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 256,206	\$ 256,206
<b>2. Assessed or classified use value, *if applicable</b>	\$ 250,060	\$ 250,060
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 250,060	\$ 250,060

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 10/26/2020      **Price:** \$210,100       Arm's Length     Distressed    Book 5571 Page 280

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3854931	3854982	3854795	3854967
<b>Address</b>	2245 BEXLEY DR TAVARES	2395 BEXLEY DR TAVARES FL 32778	2226 BEXLEY DR TAVARES FL 32778	2274 BEXLEY DR TAVARES
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$330,000	\$297,500	\$290,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		8.00%	9.20%	3.20%
<b>Adjusted Sale</b>		\$306,900	\$280,245	\$255,780
<b>\$/SF FLA</b>	\$182.48 per SF	\$198.90 per SF	\$208.83 per SF	\$185.62 per SF
<b>Sale Date</b>		4/14/2022	1/31/2022	4/10/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,404	1,543	-6950	1,342	3100	1,378	1300
<b>Year Built</b>	2018	2018		2015		2018	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2		2		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	Y	Y		Y		Y	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	CENTRAL	0	CENTRAL	0	Central	0
<b>Other Adds</b>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUBDIVISION	SAME SUB		SAME SUB		SAME SUB	
<b>View</b>	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		-Net Adj. 2.3%	-6950	Net Adj. 1.1%	3100	Net Adj. 0.5%	1300
		Gross Adj. 2.3%	6950	Gross Adj. 1.1%	3100	Gross Adj. 0.5%	1300
<b>Adj. Sales Price</b>	Market Value <b>\$256,206</b>	Adj Market Value	<b>\$299,950</b>	Adj Market Value	<b>\$283,345</b>	Adj Market Value	<b>\$257,080</b>
	Value per SF 182.48						

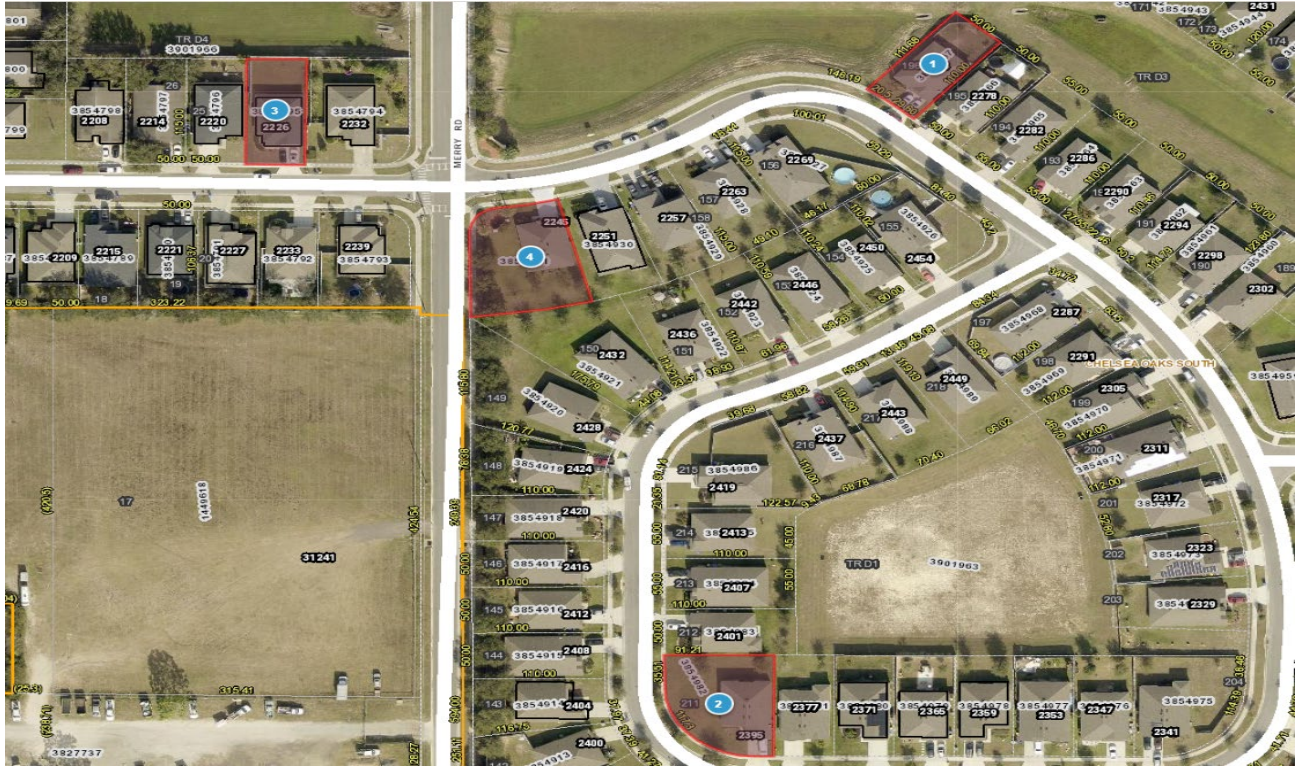
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 12/13/2024**

## 2024-114€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3854967	2274 BEXLEY DR TAVARES	SAME SUB
2	COMP 1	3854982	2395 BEXLEY DR TAVARES FL 32778	SAME SUB
3	COMP 2	3854795	2226 BEXLEY DR TAVARES FL 32778	SAME SUB
4	SUBJECT	3854931	2245 BEXLEY DR TAVARES	-
5				
6				
7				
8				

Alternate Key 3854931  
Parcel ID 27-19-26-0080-000-16000

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

2024-1146 Subject  
PRC Run: 12/2/2024 By  
Card # 1 of 1

Current Owner		
SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR		
SANTA ANA	CA	92705

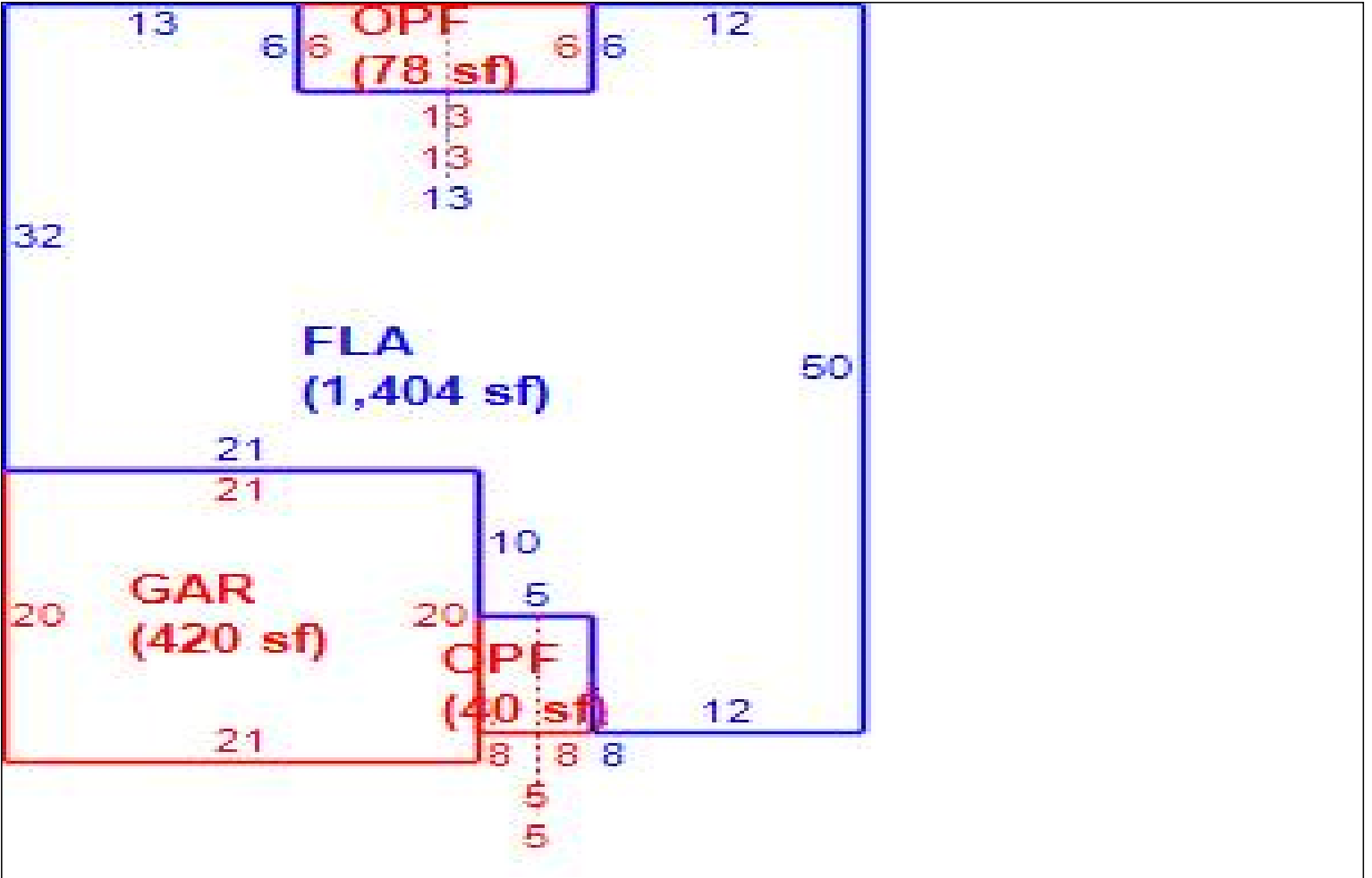
**SUBJECT**

Property Location			
Site Address 2245 BEXLEY DR			
TAVARES		FL 32778	
Mill Group 000T	NBHD 2118		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 160 ORB 5836 PG 2259

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 217,738
Deprec Bldg Value 211,206		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,404	1,404	1404	Effective Area	1404	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	124.29	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	118	0	Building RCN	217,738	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,404	1,942	1,404	Building RCNLD	211,206				

Alternate Key 3854931  
 Parcel ID 27-19-26-0080-000-16000

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

2024-1146 Subject By  
 PRC Run: 12/2/2024  
 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	
2019	17-1664	01-01-2018	09-25-2018	188,750	0001	SFR 3/2 2245 BEXLEY DR	09-25-2018	02-20-2018	

<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
2021158135	5836	2259	10-26-2021	WD	U	11	I	100				
2020120499	5571	0280	10-26-2020	WD	Q	01	I	210,100				
2018106441	5167	2146	09-06-2018	WD	Q	Q	I	187,900				
2016002896	4726	1922	12-29-2015	WD	U	M	V	1,080,300				
	4512	2273	08-04-2014	WD	U	M	V	2,580,600				
<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	
45,000	211,206	0	256,206	0	256206	0.00	256206	256206	256,206	

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Alternate Key 3854982  
 Parcel ID 27-19-26-0080-000-21100

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

2024-1146 Comp 1  
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
NORTHERN EXPOSURE RESORT & CAMPG		
2809 E HAMILTON AVE # 228		
EAU CLAIRE	WI	54701

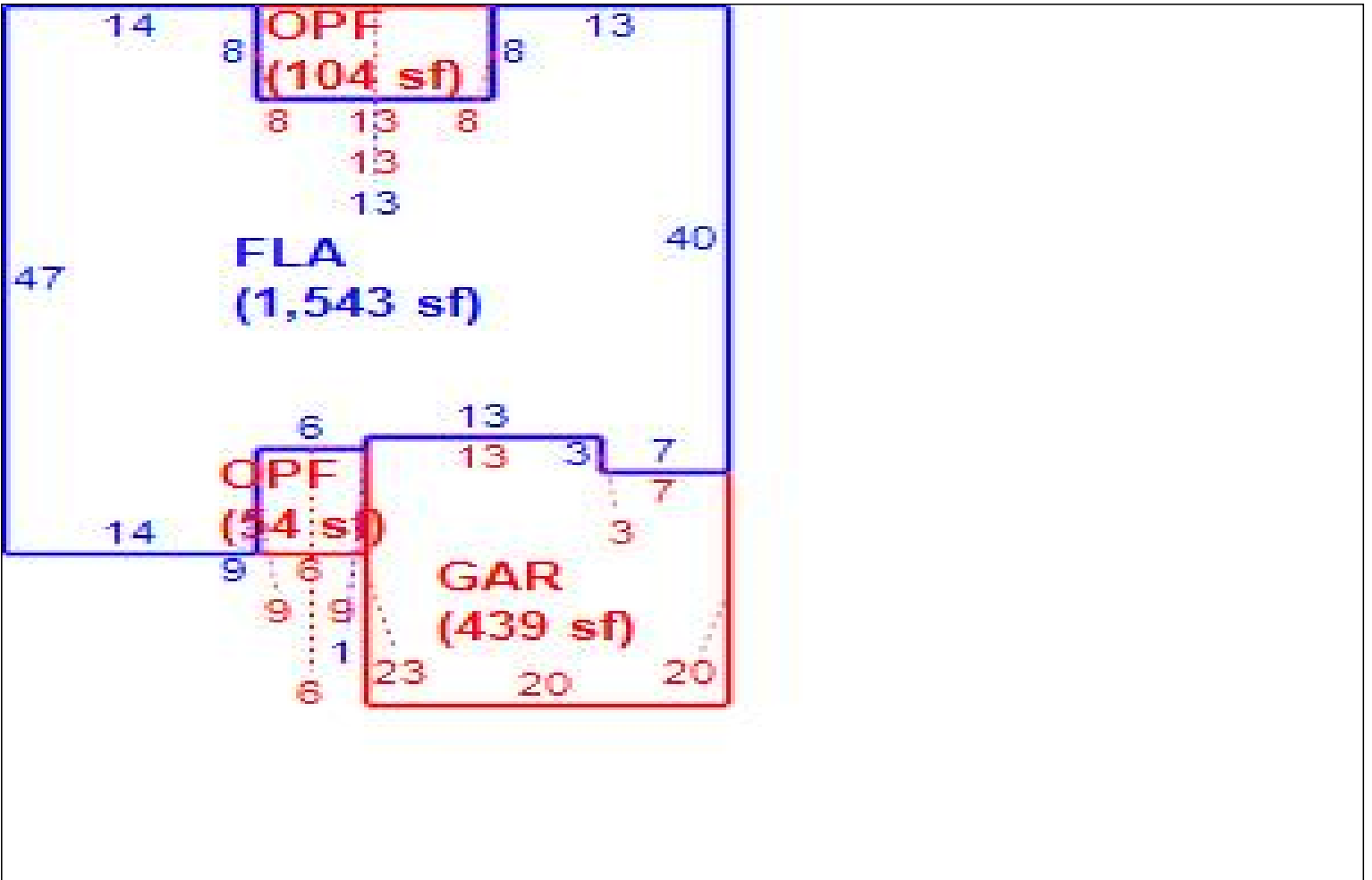
COMP 1

Property Location			
Site Address	2395 BEXLEY DR		
	TAVARES	FL	32778
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 211 ORB 5941 PG 859

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 232,561
		Deprec Bldg Value	225,584
		Multi Story	0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,543	1,543	1543	2018	1543	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	439	0		121.79	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	158	0		232,561	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		1,543	2,140	1,543	Building RCNLD	225,584				



Alternate Key 3854982  
 Parcel ID 27-19-26-0080-000-21100

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

2024-1146 Comp 1  
 PRC Run: 12/2/2024 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	
2019	17-00001051	01-01-2018	09-26-2018	209,025	0001	SFR FOR 19	09-26-2018	01-19-2018	
2018	17-00001051	08-04-2017	12-19-2017	209,025	0001	SFR 3/2 2395 BEXLEY DR	12-13-2017		

<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
2022055427	5941	0859	04-14-2022	WD	Q	01	I	330,000				
2018047507	5099	2450	04-20-2018	WD	Q	Q	I	195,900				
2016133518	4882	0119	12-21-2016	WD	U	M	V	596,600				
	4512	2273	08-04-2014	WD	U	M	V	2,580,600				
	3725	1148	01-23-2009	MI	U	M	V	1,190,700				
<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	
45,000	225,584	0	270,584	0	270584	0.00	270584	270584	270,584	

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Alternate Key 3854795  
Parcel ID 27-19-26-0080-000-02400

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

2024-1146 Comp 2  
PRC Run: 12/2/2024 By SADAWSO  
Card # 1 of 1

Current Owner		
PROGRESS RESIDENTIAL BORROWER 14		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

COMP 2

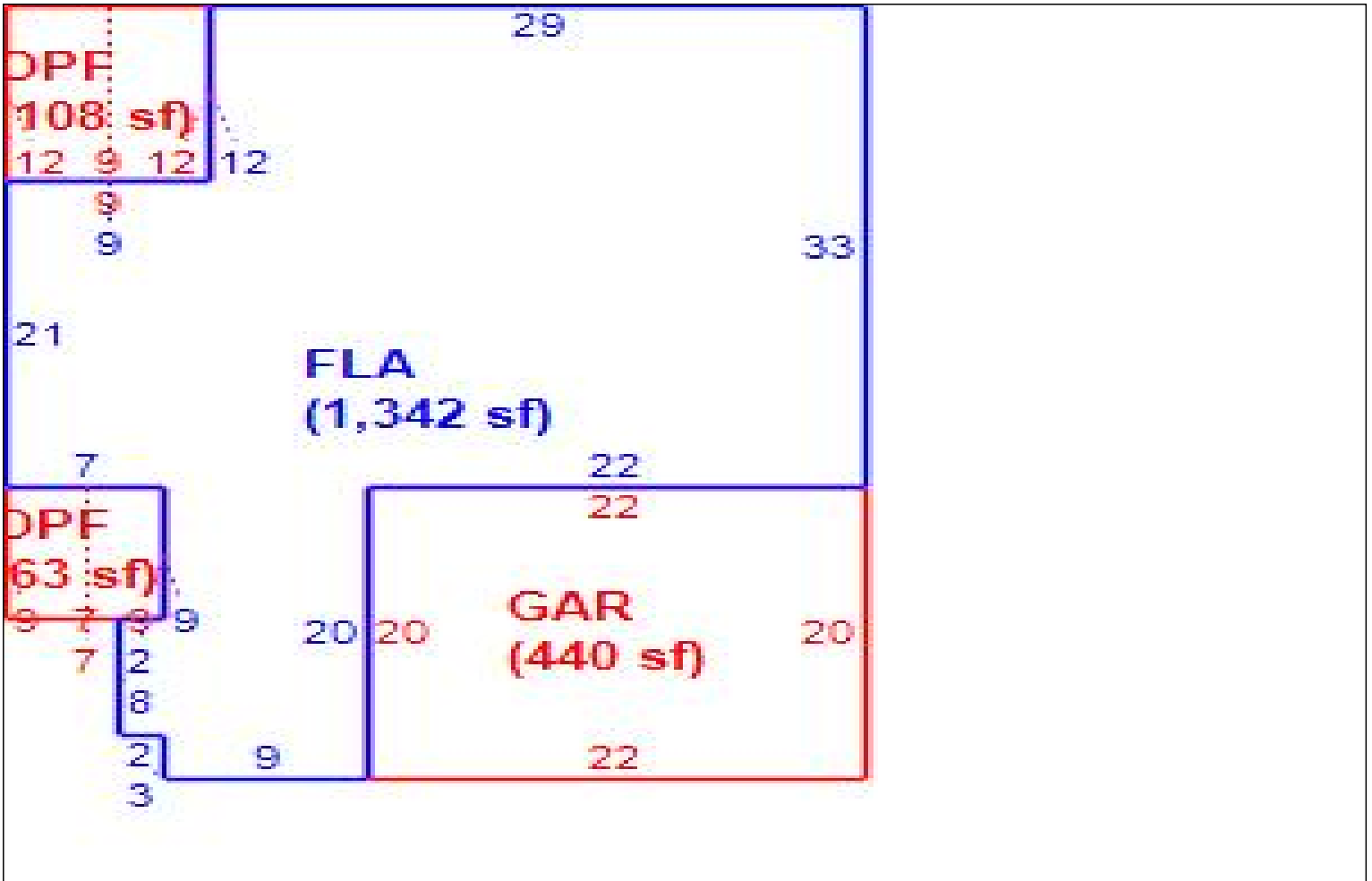
Property Location			
Site Address	2226 BEXLEY DR		
	TAVARES	FL	32778
Mill Group	000T	NBHD	2118

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

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 24 ORB 6368 PG 622

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 211,583 Deprec Bldg Value 205,236 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,342	1,342	1342	Effective Area	1342	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	124.59	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	171	0	Building RCN	211,583	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		1,342	1,953	1,342	Building RCNLD	205,236				

Alternate Key 3854795  
 Parcel ID 27-19-26-0080-000-02400

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

2024-1146 Comp 2  
 PRC Run: 12/2/2024 By SADAWSO  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2016	15-00000582	05-04-2015	05-27-2016	191,198	0001	SFR 3/2 2226 BEXLEY DR	08-14-2015		

<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
2024084663	6368	0622	06-25-2024	WD	U	11	I	100				
2022032191	5911	0660	01-31-2022	WD	Q	01	I	297,500				
2016011831	4736	1341	01-29-2016	WD	Q	Q	I	151,000				
	4424	0220	12-02-2013	WD	U	M	V	269,500				
	4424	0215	12-02-2013	WD	U	M	V	214,500				
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	
45,000	205,236	0	250,236	0	250236	0.00	250236	250236	250,236	

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Alternate Key 3854967  
 Parcel ID 27-19-26-0080-000-19600

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

2024-1146 Comp 3  
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
MARQUEZ DIANA N		
2274 BEXLEY DR		
TAVARES	FL	32778

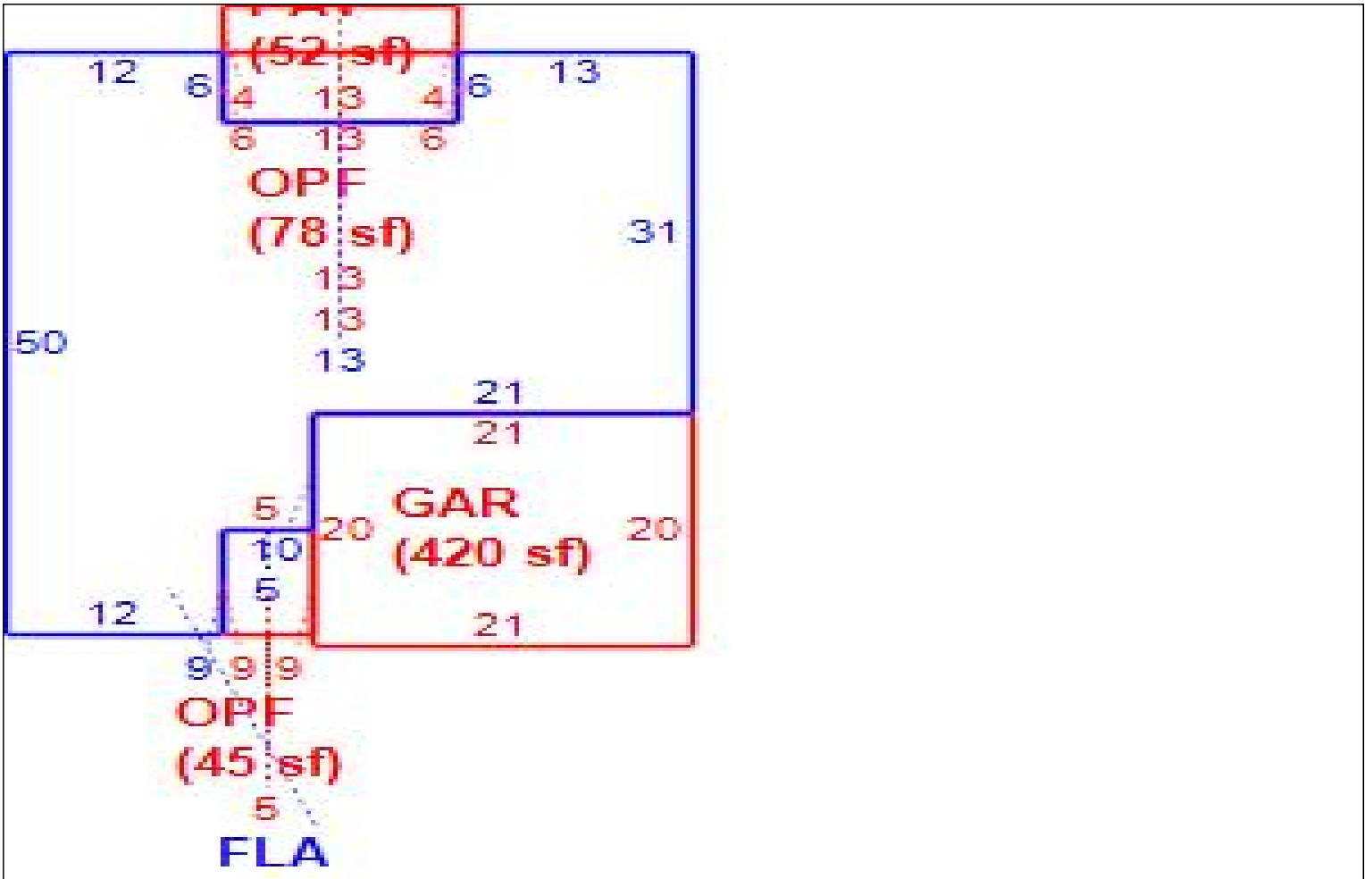
COMP 3

Property Location			
Site Address 2274 BEXLEY DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 196 ORB 6128 PG 21

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 214,876
Deprec Bldg Value 208,430		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,378	1,378	1378	2018	1378	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		124.44	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	123	0		214,876	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	52	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,378	1,973	1,378		97.00	Roof Cover	3	Type AC	03
					Building RCNLD	208,430				

Alternate Key 3854967  
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<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	
2019	17-1666	01-01-2018	09-25-2018	188,750	0001	SFR 3/2 2274 BEXLEY DR	09-25-2018	04-09-2018	

<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
2023045368	6128	0021	04-10-2023	WD	Q	01	I	290,000	039	HOMESTEAD	2025	25000
2018092111	5151	0753	07-30-2018	WD	Q	Q	I	191,500	059	ADDITIONAL HOMESTEAD	2025	25000
2018047196	5099	1536	04-18-2018	WD	Q	Q	I	185,900				
2017033098	4921	0402	03-21-2017	WD	U	M	V	603,700				
	4512	2273	08-04-2014	WD	U	M	V	2,580,600				
<b>Total</b>											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	
45,000	208,430	0	253,430	0	253430	50,000.00	203430	228430	253,430	

\*\*\*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.\*\*\*