



**DECISION OF THE VALUE ADJUSTMENT BOARD  
DENIAL FOR NON-PAYMENT**

DR-485D  
R. 11/23  
Rule 12D-16.002, F.A.C.  
Effective 11/23

Section 194.014, Florida Statutes

Orange \_\_\_\_\_ County

Petitioner	AMG PROP TAX CONSULTING SVC	Petition #	2025-02942
Mailing address	12572 NW 58 MANOR CORAL SPRINGS, FL 33076	Property address, if different	1629 MCVILLA AVE APOPKA, FL 32703
Parcel ID	11-21-28-5602-02-000	Tax year	2025
Appeal of	<input checked="" type="checkbox"/> Assessment <input type="checkbox"/> Denial of classification or exemption <input type="checkbox"/> Whether the property was substantially complete on Jan 1		

**The Value Adjustment Board (VAB) has denied your petition.**

According to the tax collector's records your taxes became delinquent on 04/01/2026. The tax collector's records also reflect that the payment requirements for petitions pending before the VAB have not been met.

If you have evidence that your required payment was made before the delinquent date, please contact our office immediately at 407-836-5447

If you are not satisfied with this decision of the VAB, you have the right to file a lawsuit in circuit court to further contest your assessment. (Ss. 193.155(8)(l), 194.036, 194.171(2), 194.181, and 196.151, F.S.)

_____	_____	04/13/2025
Signature, chair, value adjustment board	Print name	Date of decision
_____	_____	04/13/2025
Signature, VAB clerk or representative	Print name	Date mailed to parties

**INFORMATION ABOUT PAYMENTS**

Florida law requires the value adjustment board to deny a petition if the petitioner does not make the payment required below before the taxes become delinquent, usually on April 1. These payment requirements are summarized below.

**Required Payment for Appeal of Assessment**

For petitions on the value, including portability, the required payment must include:

- All of the non-ad valorem assessments, and
- A partial payment of at least 75 percent of the ad valorem taxes,
- Less applicable discounts under s. 197.162, F.S. (s. 194.014 (1)(a), F.S.)

**Required Payment for Other Appeals**

For petitions on the denial of a classification or exemption, or based on an argument that the property was not substantially complete on January 1, the required payment must include:

- All of the non-ad valorem assessments, and
- The amount of the tax that the taxpayer admits in good faith to owe,
- Less applicable discounts under s. 197.162, F.S. (s. 194.014 (1)(b), F.S.)

cc: County Property Appraiser  
Department of Revenue, Property Tax Oversight, P.O. Box 3000, Tallahassee, FL 32315-3000