



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AH Key 3774919

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0218	Alternate Key: 3774919	Parcel ID: 07-19-27-1800-000-02500	
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 959 MAYFAIR ST EUSTIS		<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Residential Leasing	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 260,367	\$ 260,367	
2. Assessed or classified use value, *if applicable	\$ 225,310	\$ 225,310	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 225,310	\$ 225,310	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 9/11/2014 **Price:** \$107,300 Arm's Length Distressed **Book** 4530 **Page** 1069

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3774919	3828360	3616359	3658248
Address	959 MAYFAIR ST EUSTIS	2151 SANDRIDGE CIR EUSTIS	875 COUNTRY CLUB RD EUSTIS	606 DOROTHY CIR EUSTIS
Proximity		0.49 Miles	0.24 Miles	0.91 Miles
Sales Price		\$383,000	\$315,000	\$280,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	3.20%	4.40%
Adjusted Sale		\$333,210	\$277,830	\$250,320
\$/SF FLA	\$171.18 per SF	\$177.81 per SF	\$159.40 per SF	\$223.90 per SF
Sale Date		7/14/2023	4/17/2023	1/4/2023
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	1,521	1,874	-17650	1,743	-11100	1,118	20150
Year Built	2001	2004	0	1999	0	2000	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF SPU	OPF SPF	-10000	OPF	15000	OPF SPU	0
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	-	-	PAT	-1800	-	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 14.3%	-47650	Net Adj. 0.8%	2100	Net Adj. 8.0%	20150
		Gross Adj. 14.3%	47650	Gross Adj. 10.0%	27900	Gross Adj. 8.0%	20150
Adj. Sales Price	Market Value \$260,367	Adj Market Value	\$285,560	Adj Market Value	\$279,930	Adj Market Value	\$270,470
	Value per SF 171.18						

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.

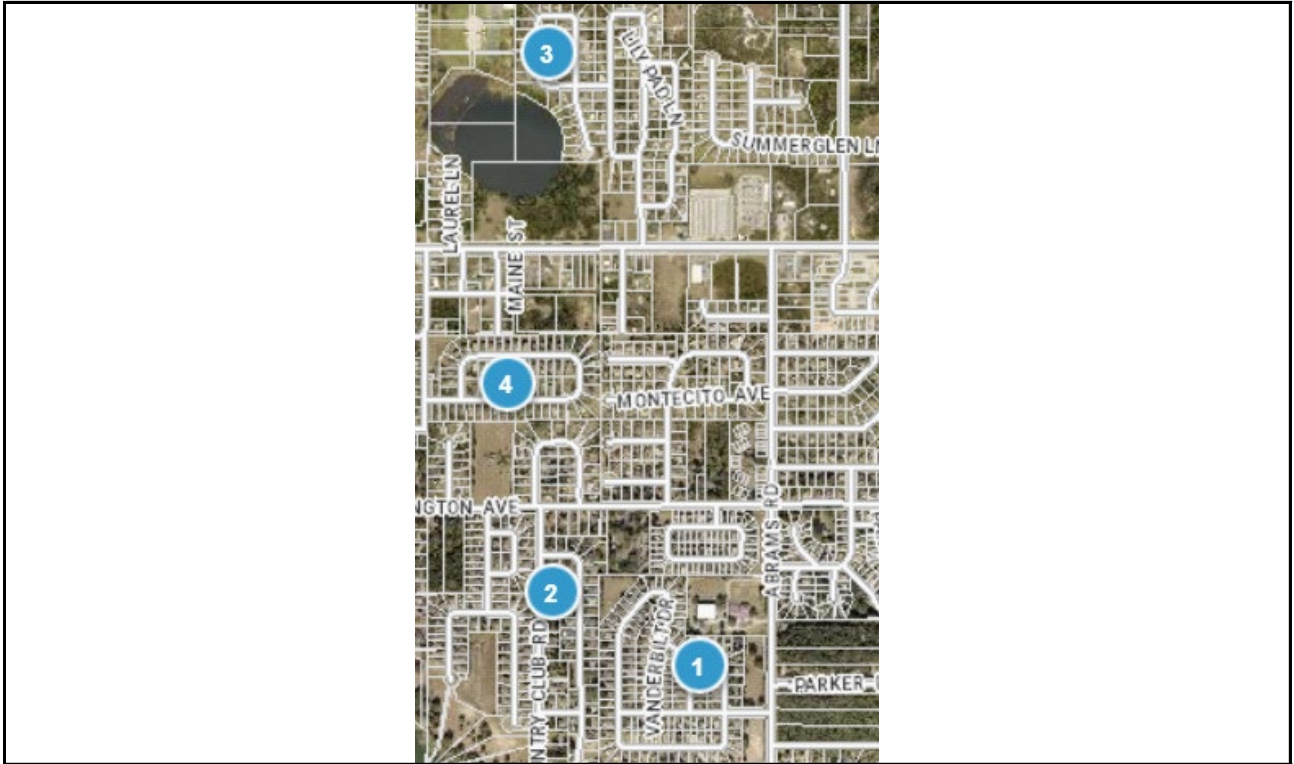
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen

DATE 11/18/2024

2024-0218 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3774919	959 MAYFAIR ST EUSTIS	-
2	Comp 2	3616359	875 COUNTRY CLUB RD EUSTIS	0.24
3	Comp 3	3658248	606 DOROTHY CIR EUSTIS	0.91
4	Comp 1	3828360	2151 SANDRIDGE CIR EUSTIS	0.49
5				
6				
7				
8				

Alternate Key 3774919
Parcel ID 07-19-27-1800-000-02500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0218 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

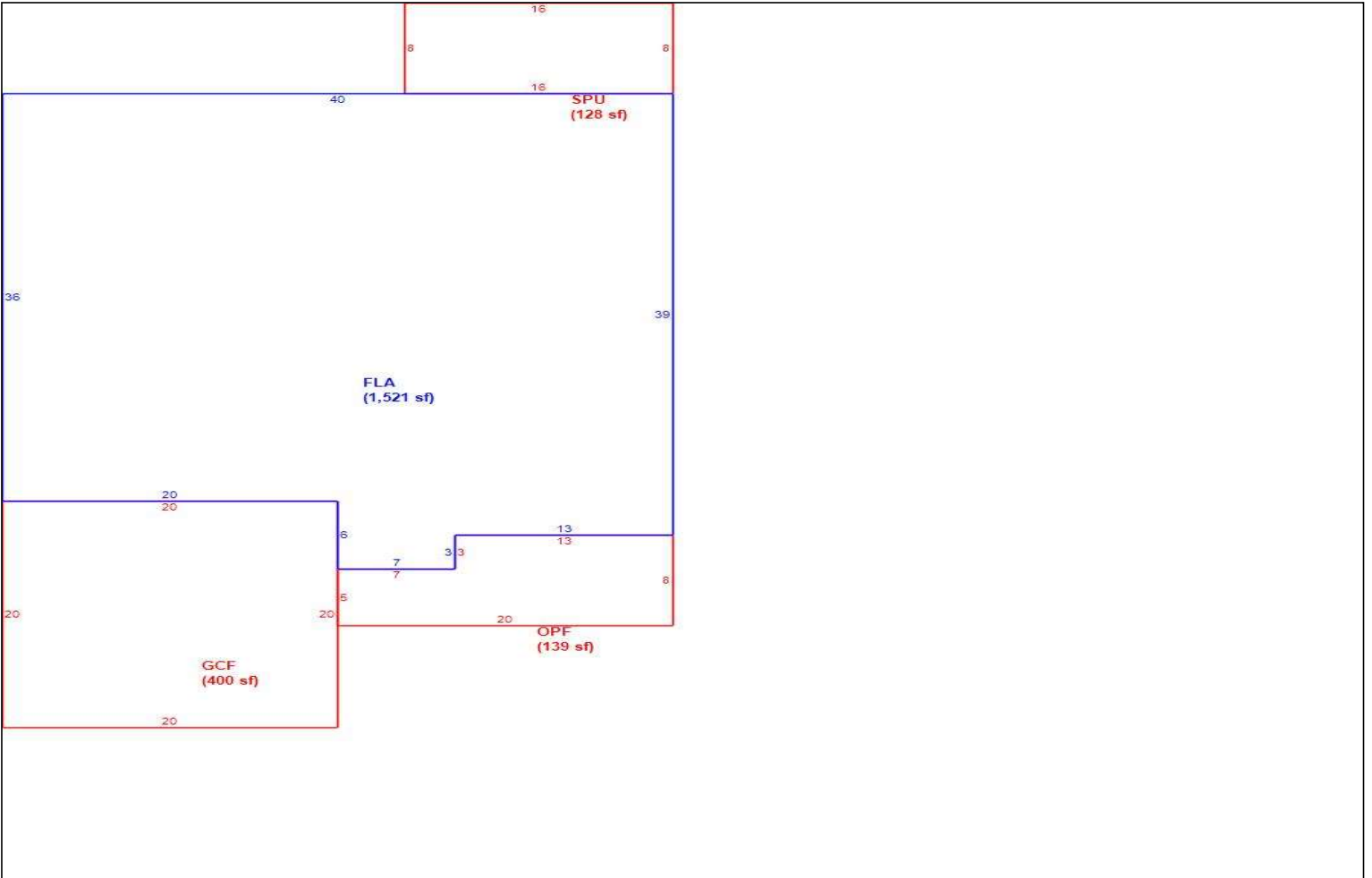
Current Owner
AMERICAN RESIDENTIAL LEASING COMPA
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 959 MAYFAIR ST
EUSTIS FL 32726
Mill Group 000E NBHD 2352
Property Use 00100 SINGLE FAMILY
Last Inspection TRF 01-01-202

Legal Description
EUSTIS, REMINGTON CLUB SUB LOT 25 PB 39 PGS 25-26 ORB 4530 PG 1069

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt				87,500	
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt				0	

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 178,213 Deprec Bldg Value 172,867 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	1,521	1,521	1521	2001	1521	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0		94.49	Quality Grade	645	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	139	0		178,213	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	128	0		EX	Foundation	3	Fireplaces	0	
TOTALS		1,521	2,188	1,521		0	Roof Cover	3	Type AC	03	
					Building RCNLD	172,867					

Alternate Key 3774919
 Parcel ID 07-19-27-1800-000-02500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0218 Subject By
 PRC Run: 12/11/2024
 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	
2003 2002	01 0100556	06-18-2002 07-02-2001	03-17-2003 06-08-2002	1 93,260	0000 0000	CHECK VALUE SFR/3-959 MAYFAIR ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4530 3792 3748 2018 1795	1069 1682 0819 1775 2401	09-11-2014 06-16-2009 03-24-2009 10-18-2001 02-18-2000	CT WD CT WD WD	U U U Q Q	U U U Q Q	I I I I V	107,300 105,000 100 116,100 14,000				
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	
87,500	172,867	0	260,367	35057	225310	0.00	225310	260367	254,993	

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 3828360
Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0218 Comp 1
PRC Run: 12/11/2024 By
Card # 1 of 1

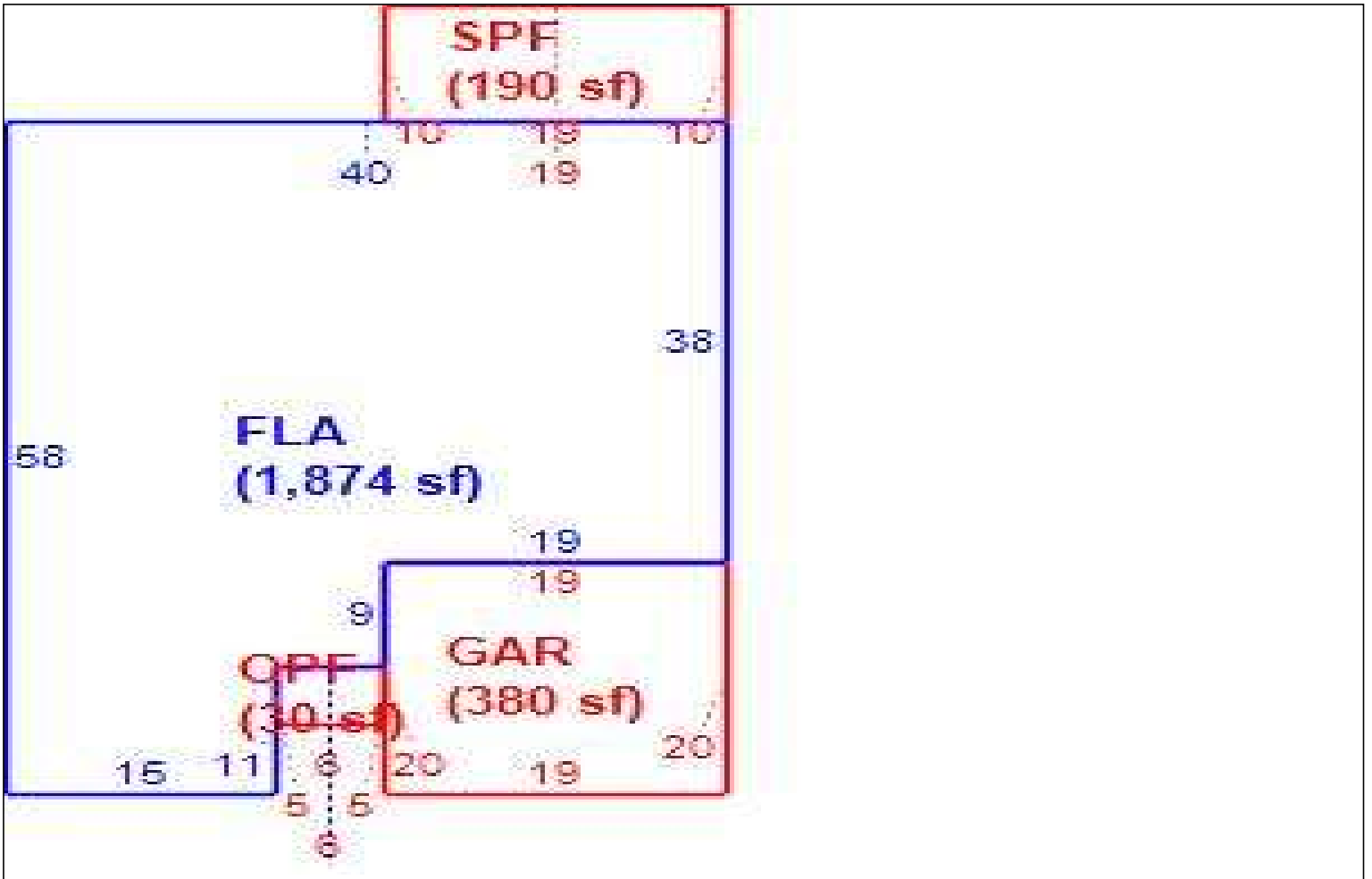
Current Owner		
PRUITT CARLA		
2151 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2151 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
QUAIL HOLLOW PB 52 PG 48-49 LOT 49 ORB 6180 PG 1025

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	36,000.00	0.0000	1.25	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 244,982 Deprec Bldg Value 237,633 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	Effective Area	1874	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	244,982	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	190	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,874	2,474	1,874	Building RCNLD	237,633				

Alternate Key 3828360
Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0218 Comp 1
PRC Run: 12/11/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2005	2005	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1397.00	SF	3.50	2005	2005	4890.00	55.00	2,690

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	07-27-2022	1	0030	R1			
2018	SALE	01-01-2017	05-31-2018	1	0099	CHECK VALUE	02-16-2018		
2006	20051577	09-15-2005	07-18-2005	4,400	0000	POOL SEN			
2006	05-00263	02-18-2005	07-18-2005	28,000	0000	POOL & DECK			
2005	04-00898	08-09-2004	12-29-2004	129,375	0000	SFR 4/BR-2151 SANDRIDGE CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088248	6180 1025	07-14-2023	WD	Q	01	I	383,000	039	HOMESTEAD	2024	25000
2021018782	5640 1287	02-02-2021	WD	Q	01	I	248,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017053396	4945 1052	05-11-2017	WD	Q	Q	I	180,000				
	4723 0460	12-21-2015	WD	Q	Q	I	170,000				
	4030 1745	05-02-2011	WD	U	U	I	119,900				
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	
45,000	237,633	11,047	293,680	0	293680	50,000.00	243680	268680	286,187	

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Alternate Key 3616359
 Parcel ID 12-19-26-0620-000-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0218 Comp 2
 PRC Run: 12/11/2024 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
SEN2	SCREEN ENCLOSED STRUCTURE	620.00	SF	3.50	2004	2004	2170.00	52.50	1,139

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00580	06-03-2004	03-03-2005	2,400	0000	SEN/EXIST SLAB-875 COUNTRY CLUB			
2000	9800592	04-06-1999	04-10-2000	102,000	0000	SFR U/C '99			
1999	9800592	10-01-1998	12-01-1998	102,000	0000	SFR/875 COUNTRY CLUB DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023045642	6128	0670	04-17-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2024	25000
	2964	2409	09-14-2005	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1642	1589	04-08-1998	WD	Q	Q	V	19,500				
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	
66,240	240,762	1,139	308,141	0	283941	50,000.00	233941	258941	300,621	

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Alternate Key 3658248
Parcel ID 07-19-27-0470-000-10700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0218 Comp 3
PRC Run: 12/11/2024 By
Card # 1 of 1

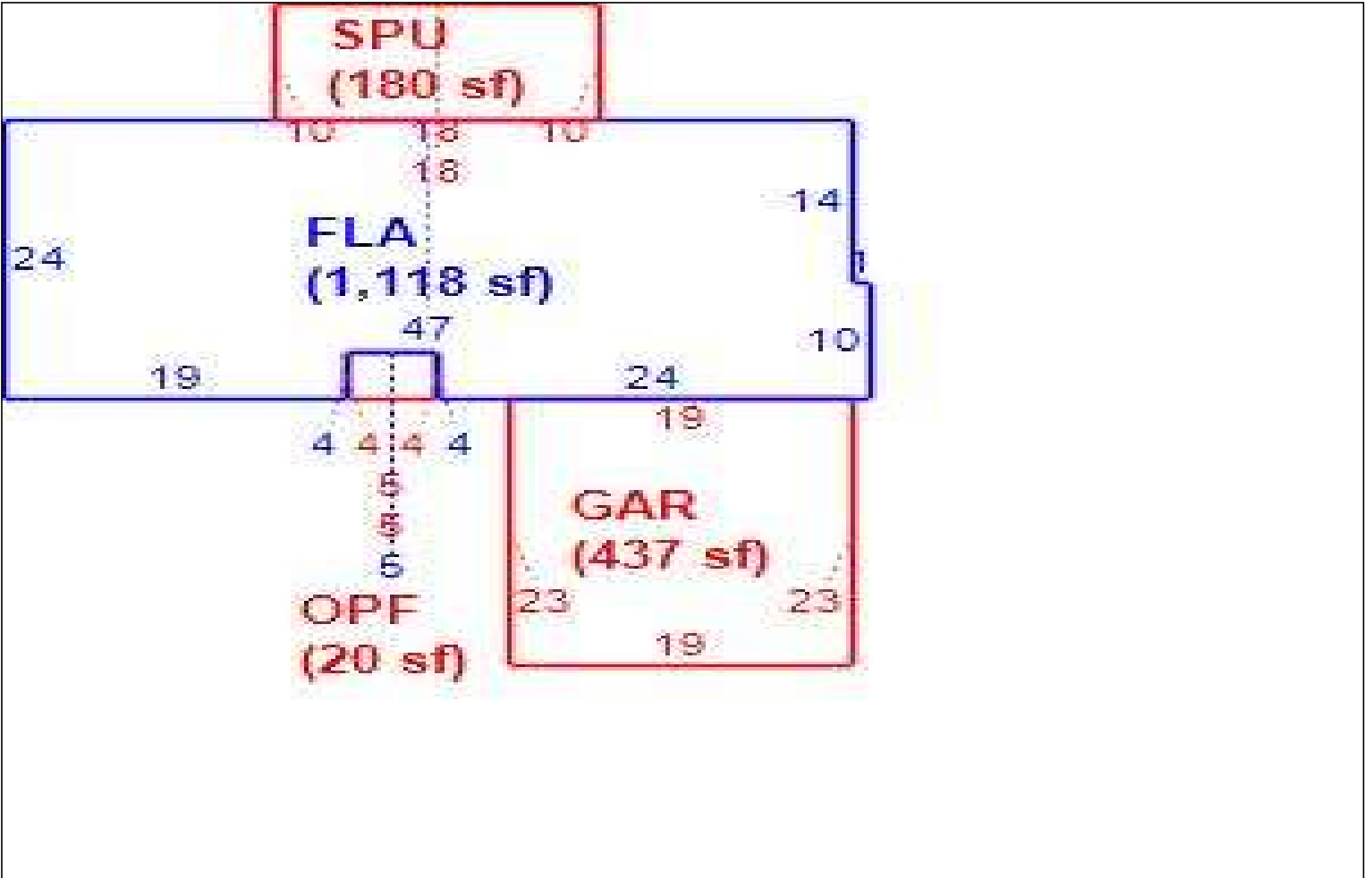
Current Owner		
LINCOLN ARTHUR C & VICKI C		
606 DOROTHY CIR		
EUSTIS	FL	32726

Property Location			
Site Address 606 DOROTHY CIR			
EUSTIS		FL 32726	
Mill Group 00E1	NBHD 2352		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, CRICKET LAKE VILLAGE 4TH ADD SUB LOT 107 PB 36 PG 26 ORB 6075 PG 2308

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	70,000.00	0.0000	1.00	0.900	1.000	0	63,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000		
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 166,795 Deprec Bldg Value 151,783 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	1,118	1,118	1118	2000	1118	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	437	0		113.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0		166,795	Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0		0	Foundation	3	Fireplaces	0
TOTALS		1,118	1,755	1,118		151,783	Roof Cover	3	Type AC	03

Alternate Key 3658248
Parcel ID 07-19-27-0470-000-10700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0218 Comp 3
PRC Run: 12/11/2024 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
UBU3	UTILITY BLDG UNFINISHED	96.00	SF	7.50	2015	2015	720.00	60.00	432

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-00562	04-06-2023	05-29-2024	4,400	0002	SCRN ENCL	05-29-2024		
2016	14-1594	01-01-2015	04-27-2016	1	0003	SHED & 2 CONC SLABS	04-29-2016		
2015	14-01594	12-03-2014	03-11-2015	1	0003	SHED & 2 CONC SLABS			
2009	2008649	09-09-2008	02-23-2009	2,000	0000	SHED			
2007	SALE	01-01-2006	03-08-2007	1	0000	CHECK VALUES			
2001	0000041	01-20-2000	10-30-2000	67,371	0000	SFR/606 DOROTHY CR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023001649	6075	2308	01-04-2023	WD	Q	01	I	280,000	039	HOMESTEAD	2024	25000
2019015295	5233	2478	02-01-2019	WD	Q	Q	I	139,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4553	1246	11-07-2014	WD	U	U	I	77,900				
	4484	1661	05-22-2014	CT	U	U	I	0				
	3090	1795	02-17-2006	WD	Q	Q	I	165,000				
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	
63,000	151,783	432	215,215	0	215215	50,000.00	165215	190215	209,696	

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