



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes Att Key 3811935

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), COMPLETED BY THE PETITIONER, 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 various checkboxes for property type and reasons 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 # 2024-0219		Alternate Key: 3811935		Parcel ID: 07-19-27-1805-000-09000	
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 957 VANDERBILT DR 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		\$ 256,720	\$ 256,720		
2. Assessed or classified use value, *if applicable		\$ 220,230	\$ 220,230		
3. Exempt value, *enter "0" if none		\$ -	\$ -		
4. Taxable Value, *required		\$ 220,230	\$ 220,230		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 4/29/2014 **Price:** \$85,900 Arm's Length Distressed **Book** 4476 **Page** 1044

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3811935	3603346	3602463	3828369
Address	957 VANDERBILT DR EUSTIS	2649 WINCHESTER CIR EUSTIS	2663 WINCHESTER CIR EUSTIS	2315 SANDRIDGE CIR EUSTIS
Proximity		0.15 Miles	0.16 Miles	0.43 Miles
Sales Price		\$264,000	\$264,900	\$326,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	1.60%	1.60%
Adjusted Sale		\$231,792	\$229,403	\$282,316
\$/SF FLA	\$173.46 per SF	\$176.67 per SF	\$175.38 per SF	\$175.57 per SF
Sale Date		5/1/2023	8/31/2023	8/21/2023
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	1,480	1,312	8400	1,308	8600	1,608	-6400
Year Built	2002	1997	0	1995	0	2005	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	G	20000	G	20000	EX	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	SPU OPF	OPF SPF	-5000	OPF	15000	OPF	15000
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	-	-	0	-	0	PAT	-1800
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. 10.1%	23400	Net Adj. 19.0%	43600	Net Adj. 2.4%	6800
		Gross Adj. 14.4%	33400	Gross Adj. 19.0%	43600	Gross Adj. 8.2%	23200
Adj. Sales Price	Market Value \$256,720	Adj Market Value	\$255,192	Adj Market Value	\$273,003	Adj Market Value	\$289,116
	Value per SF 173.46						

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.

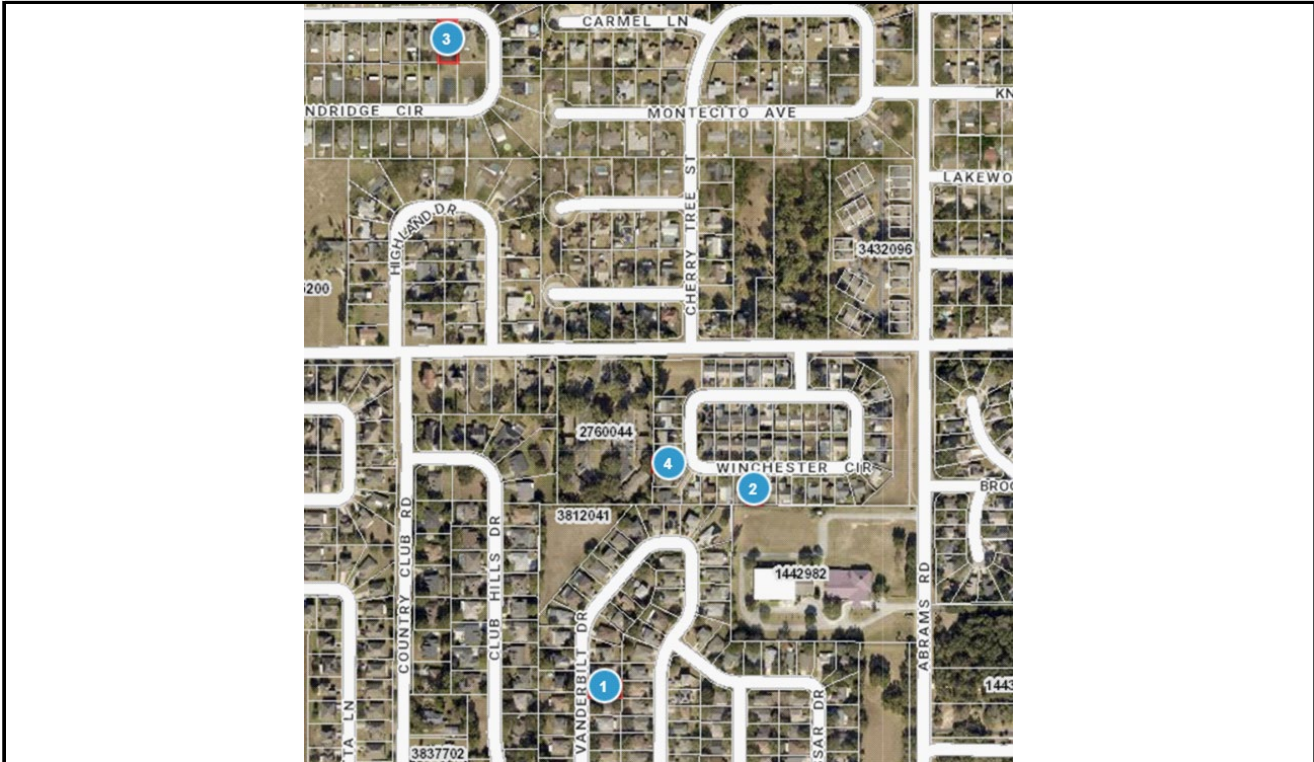
Ryan comp 4 adjusted sale \$ higher than market

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

2024-0219 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3811935	957 VANDERBILT DR EUSTIS	-
2	Comp 2	3602463	2663 WINCHESTER CIR EUSTIS	0.16
3	Comp 3	3828369	2315 SANDRIDGE CIR EUSTIS	0.43
4	Comp 1	3603346	2649 WINCHESTER CIR EUSTIS	0.15
5				
6				
7				
8				

Alternate Key 3811935
 Parcel ID 07-19-27-1805-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0219 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

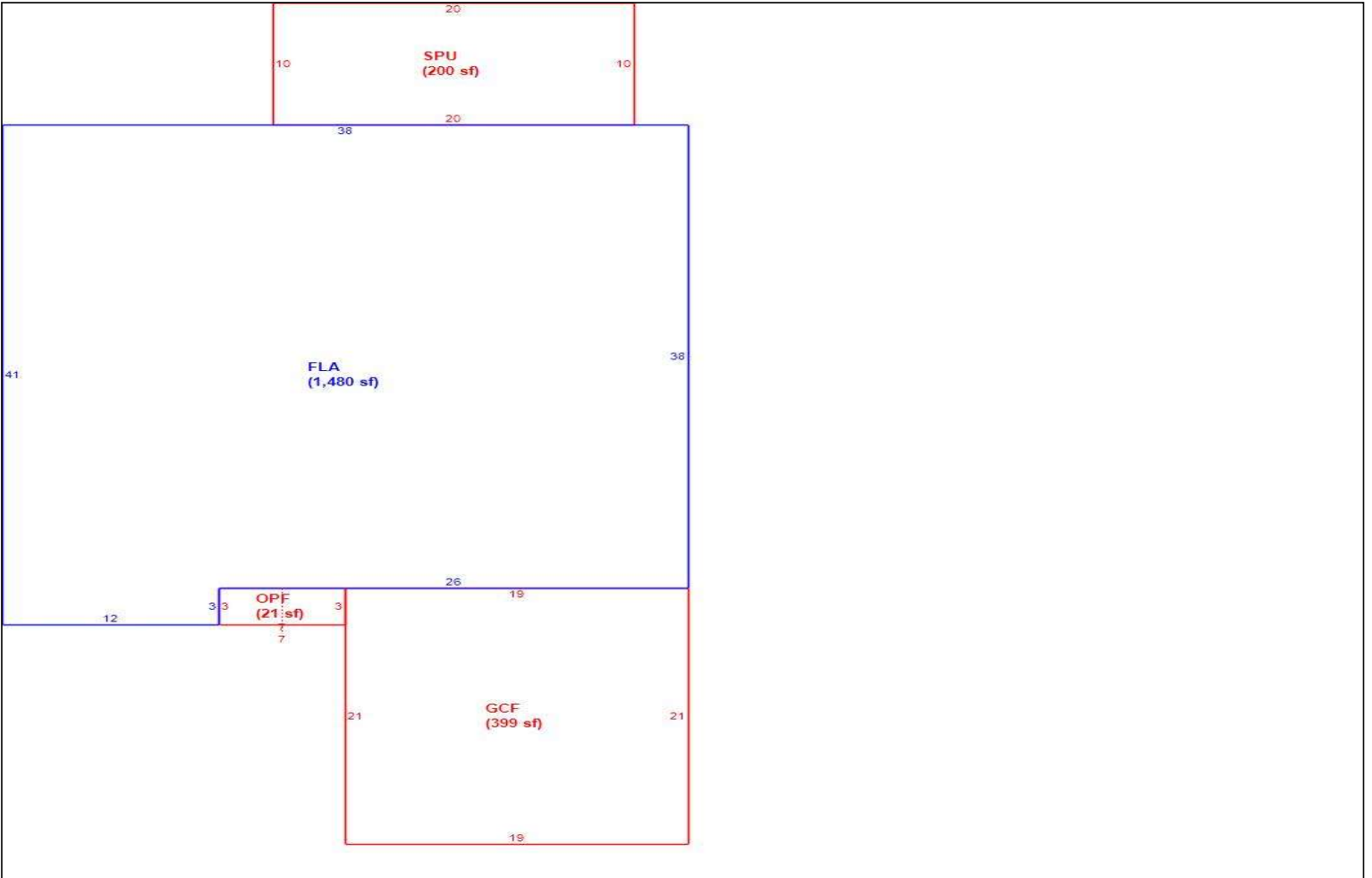
Current Owner		
AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 957 VANDERBILT DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-01-202

Legal Description
REMINGTON CLUB PHASE II PB 47 PG 77-78 LOT 90 ORB 4476 PG 1044

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 174,454
		Deprec Bldg Value 169,220	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,480	1,480	1480	Effective Area	1480	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	399	0	Base Rate	95.06	Quality Grade	645	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	174,454	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	200	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,480	2,100	1,480	Building RCNLD	169,220					

Alternate Key 3811935
 Parcel ID 07-19-27-1805-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0219 Subject
 PRC Run: 12/11/2024 By
 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
2007	20061689	12-01-2006	03-08-2007	2,400	0000	SCRN RM		
2003	0200642	08-13-2002	01-06-2003	90,878	0000	SFR/3 957 VANDERBILT DR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price
	4476 2221	1044 0391	04-29-2014 11-26-2002	CT WD	U Q	U Q	85,900 101,500

Exemptions

Code	Description	Year	Amount
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	169,220	0	256,720	36490	220230	0.00	220230	256720	251,476

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 3603346
Parcel ID 07-19-27-1150-000-03100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0219 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

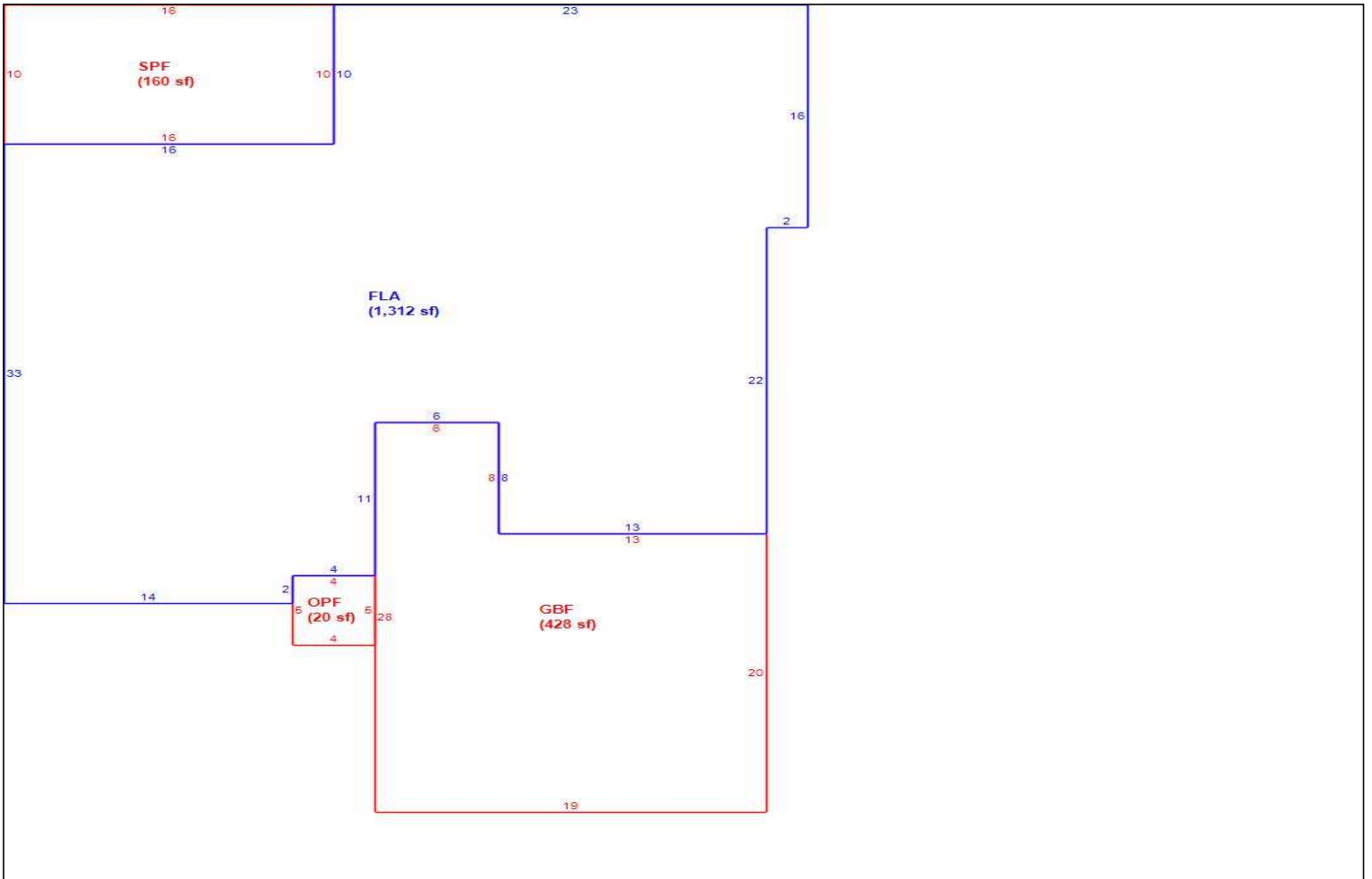
Current Owner		
PROGRESS RESIDENTIAL BORROWER 9 L		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location		
Site Address 2649 WINCHESTER CIR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, WINCHESTER ESTATES SUB LOT 31 PB 36 PG 14 ORB 6288 PG 451

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 166,743
Deprec Bldg Value 151,736		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	1,312	1,312	1312	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	428	0	99.77	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Condition	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,312	1,920	1,312	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3603346
 Parcel ID 07-19-27-1150-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0219 Comp 1
 PRC Run: 12/11/2024 By
 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
1998	9700004	01-02-1997	12-31-1997	82,900	0000	3BR SFR/2649 WINCHESTER C		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions			
								Code	Description	Year	Amount
2024020615	6288	0451	01-31-2024	WD	U	11	100				
2023052258	6136	1244	05-01-2023	WD	Q	01	264,000				
	1914	1952	02-27-2001	WD	Q	Q	86,500				
	1569	1096	12-15-1997	WD	Q	Q	86,500				
	1447	2345	06-01-1996	WD	Q	Q	13,600				
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	151,736	0	239,236	0	239236	0.00	239236	239236	234,652

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Alternate Key 3602463
Parcel ID 07-19-27-1150-000-02400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0219 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

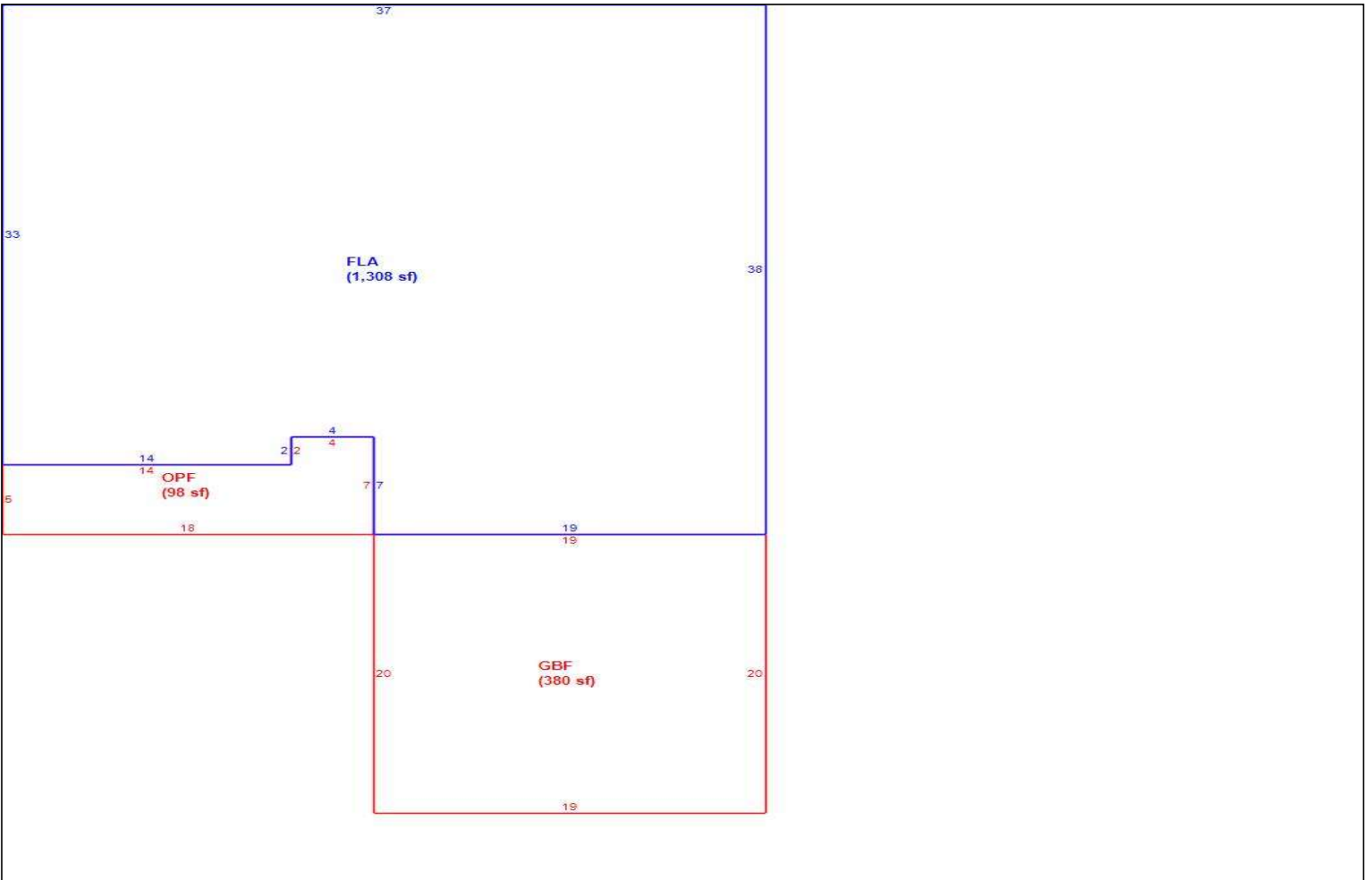
Current Owner		
HOGAN ROBIN AND DAVID MIKELS		
2663 WINCHESTER CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2663 WINCHESTER CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, WINCHESTER ESTATES SUB LOT 24 PB 36 PG 14 ORB 6210 PG 587

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 163,782
Deprec Bldg Value 149,042		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,308	1,308	1308	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	99.78	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	98	0	163,782	Wall Type	02	Heat Type	6
TOTALS		1,308	1,786	1,308	Condition G	Foundation	3	Fireplaces	0
					% Good 91.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
					Building RCNLD 149,042				

Alternate Key 3602463
 Parcel ID 07-19-27-1150-000-02400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0219 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-05-2007	1	0000	CHECK VALUES			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112504	6210	0587	08-31-2023	WD	Q	01	I	264,900	039	HOMESTEAD	2024	25000
	4075	0294	09-01-2011	WD	U	U	I	58,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3995	0202	01-11-2011	CT	U	U	I	100				
	3171	1135	05-25-2006	WD	Q	Q	I	189,900				
	1873	0539	08-28-2000	WD	U	U	I	0				
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	
87,500	149,042	0	236,542	0	236542	50,000.00	186542	211542	231,971	

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Alternate Key 3828369
Parcel ID 12-19-26-4800-000-05800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0219 Comp 3
PRC Run: 12/11/2024 By
Card # 1 of 1

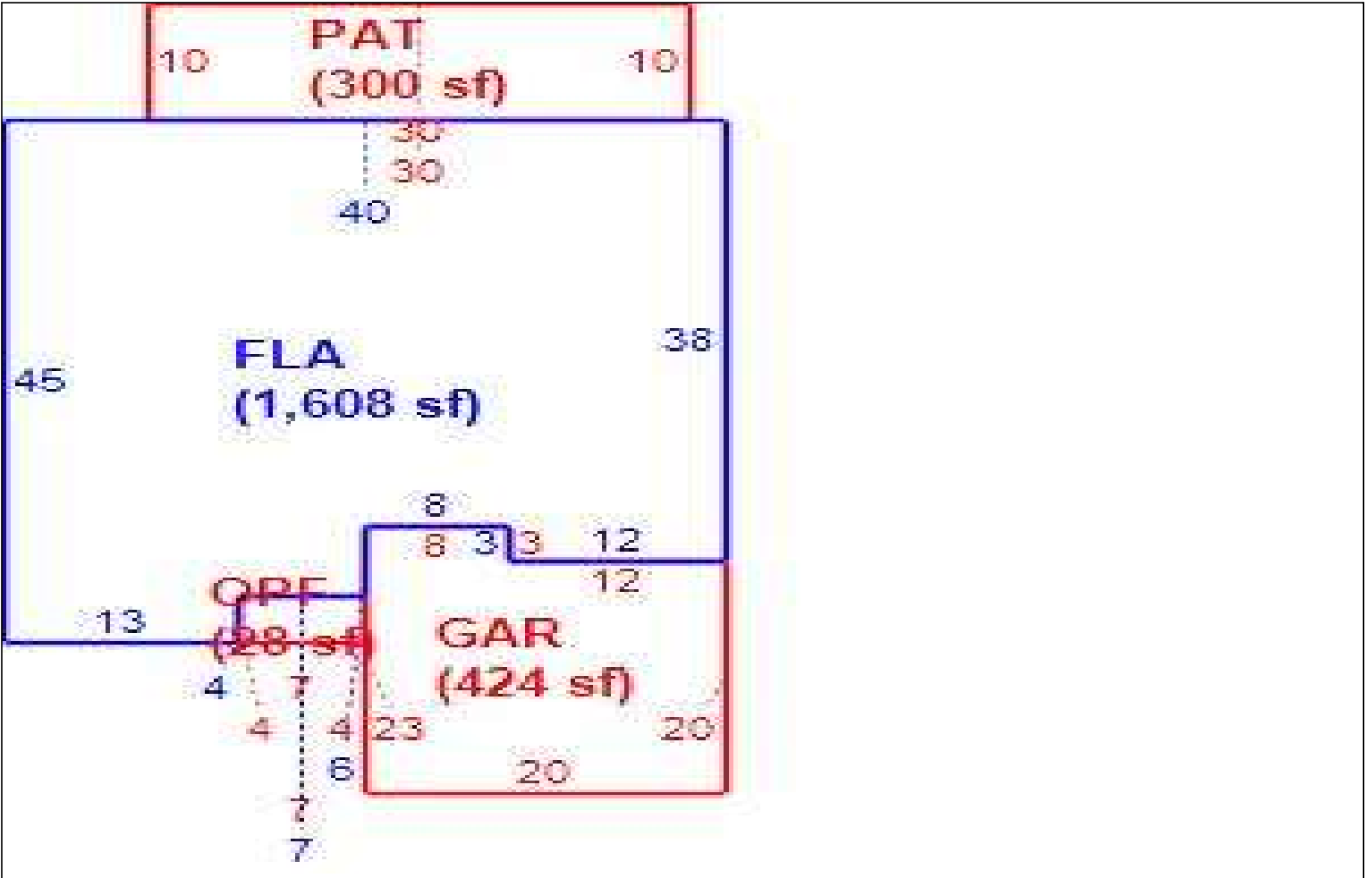
Current Owner		
NUNN JIMMIE SR		
2315 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2315 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 58 ORB 6201 PG 1583

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 215,577 Deprec Bldg Value 209,110 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	1,608	1,608	1608	2005	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	424	0		109.48	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0		215,577	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	300	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,608	2,360	1,608		97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	209,110				

Alternate Key 3828369
 Parcel ID 12-19-26-4800-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0219 Comp 3
 PRC Run: 12/11/2024 By
 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	
2007	MIKE	12-31-2006	02-27-2007	1	0000	SEE NOTES	02-27-2007		
2007	SALE	01-01-2006	02-13-2007	1	0000	CHECK VALUES	02-13-2007		
2006	04-01293	01-01-2005	07-18-2005	112,125	0000	SFR 3BD 2315 SANDRIDGE CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023105517	6201	1583	08-21-2023	WD	Q	01	I	326,000	003	DISABILITY VETERAN	2024	5000
	4604	0341	03-12-2015	WD	U	U	I	119,500	039	HOMESTEAD	2024	25000
	4437	0131	01-23-2014	CT	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	3182	2354	06-05-2006	WD	Q	Q	I	234,900				
	2856	2381	06-03-2005	WD	Q	Q	I	143,000				
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	
45,000	209,110	0	254,110	0	254110	55,000.00	199110	224110	247,533	

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