



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes Alt Key 3930696

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.

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).

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)
Petition # 2024-0254 County Lake Tax year 2024 Date received 9.12.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information
Taxpayer name: American Homes 4 Rent, LLC; AMH Development, 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: 11-22-24-0600-000-06000 or TPP account #: 6177 Little Bluff 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.

[] 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.

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.)

[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.

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.

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.

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0254	Alternate Key: 3930696	Parcel ID: 11-22-24-0600-000-06000
Petitioner Name Ryan, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 6177 LITTLE BLUFF CIR MASCOTTE	<input checked="" type="checkbox"/> Check if Multiple Parcels *additional parcels listed on petition
Owner Name AMH Development LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 298,270	\$ 298,270
2. Assessed or classified use value, *if applicable	\$ 282,770	\$ 282,770
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 282,770	\$ 282,770
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date 11/18/2023 Price: \$1,800,000 Arm's Length Distressed Book 5588 Page 1482

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3930696	3914220	3923981	3914228
Address	6177 LITTLE BLUFF CIR MASCOTTE	195 HYDRA WAY GROVELAND	209 Juno Dr. Groveland	214 HYDRA WAY GROVELAND
Proximity				
Sales Price		\$393,000	\$355,000	\$359,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.40%	0.80%
Adjusted Sale		\$334,050	\$303,170	\$308,022
\$/SF FLA	\$150.87 per SF	\$175.35 per SF	\$170.61 per SF	\$183.02 per SF
Sale Date		2/29/2024	11/7/2023	10/17/2023
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	1,977	1,905	3600	1,777	10000	1,683	14700
Year Built	2023	2019		2022		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0	3500	2.	3500	2.0	3500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/OPF	-2000	OPF/PAT		OPF/OPF	-2000
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	NONE	NONE		NONE		NONE	
Site Size	.10 AC	.15 AC	-16000	.14 AC	-16000	.14 AC	-16000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 3.3%	-10900	-Net Adj. 0.8%	-2500	Net Adj. 0.1%	200
		Gross Adj. 7.5%	25100	Gross Adj. 9.7%	29500	Gross Adj. 11.8%	36200
Adj. Sales Price	Market Value \$298,270	Adj Market Value	\$323,150	Adj Market Value	\$300,670	Adj Market Value	\$308,222
	Value per SF 150.87						

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.

see petition 0229

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: R. Bryan Boone

DATE 11/1/2024



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject
1-26	subject	multiple	multiple	-
27	1	3914220	195 Hydra Way Groveland	1.55 mi
28	2	3923981	209 Juno Dr. Groveland	1.60 mi
29	3	3914228	214 Hydra Way Groveland	1.60 mi



from
mi.)

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Alternate Key 3930696
Parcel ID 11-22-24-0600-000-06000

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner		
AMH DEVELOPMENT LLC		
280 E PILOT RD		
LAS VEGAS	NV	89119

subject 0254

Property Location		
Site Address 6177 LITTLE BLUFF CIR		
MASCOTTE FL 34753		
Mill Group	OMA1	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 10-11-202

Legal Description
ROPER TRAILS PB 76 PG 86-89 LOT 60

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	1.20	1.000	1.000	0	54,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		54,000		
Classified Acres		0		Classified JV/Mkt		54,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 244,270
Deprec Bldg Value 244,270		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	859	859	859	Effective Area	1977	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,118	1,118	1118	Base Rate	99.18	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	479	0	Building RCN	244,270	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	42	0	% Good	100.00	Foundation	3	Fireplaces	6
PAT	PATIO UNCOVERED	0	120	0	Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		1,977	2,618	1,977	Building RCNLD	244,270				

Alternate Key 3930696
 Parcel ID 11-22-24-0600-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 11/1/2024 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
2024	490-23-01	01-11-2023	10-11-2023	169,201	0001	SFR 1979SF 6177 LITTLE BLUF CIR	10-11-2023	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020132615	5588	1482	11-18-2020	WD	Q	05	V	1,800,000			
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
54,000	244,270	0	298,270	15500	282770	0.00	282770	298270	35,000

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 3914220
Parcel ID 12-22-24-0021-000-11000

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner		
CREWS JOHN L JR		
195 HYDRA WAY		
GROVELAND	FL	34736

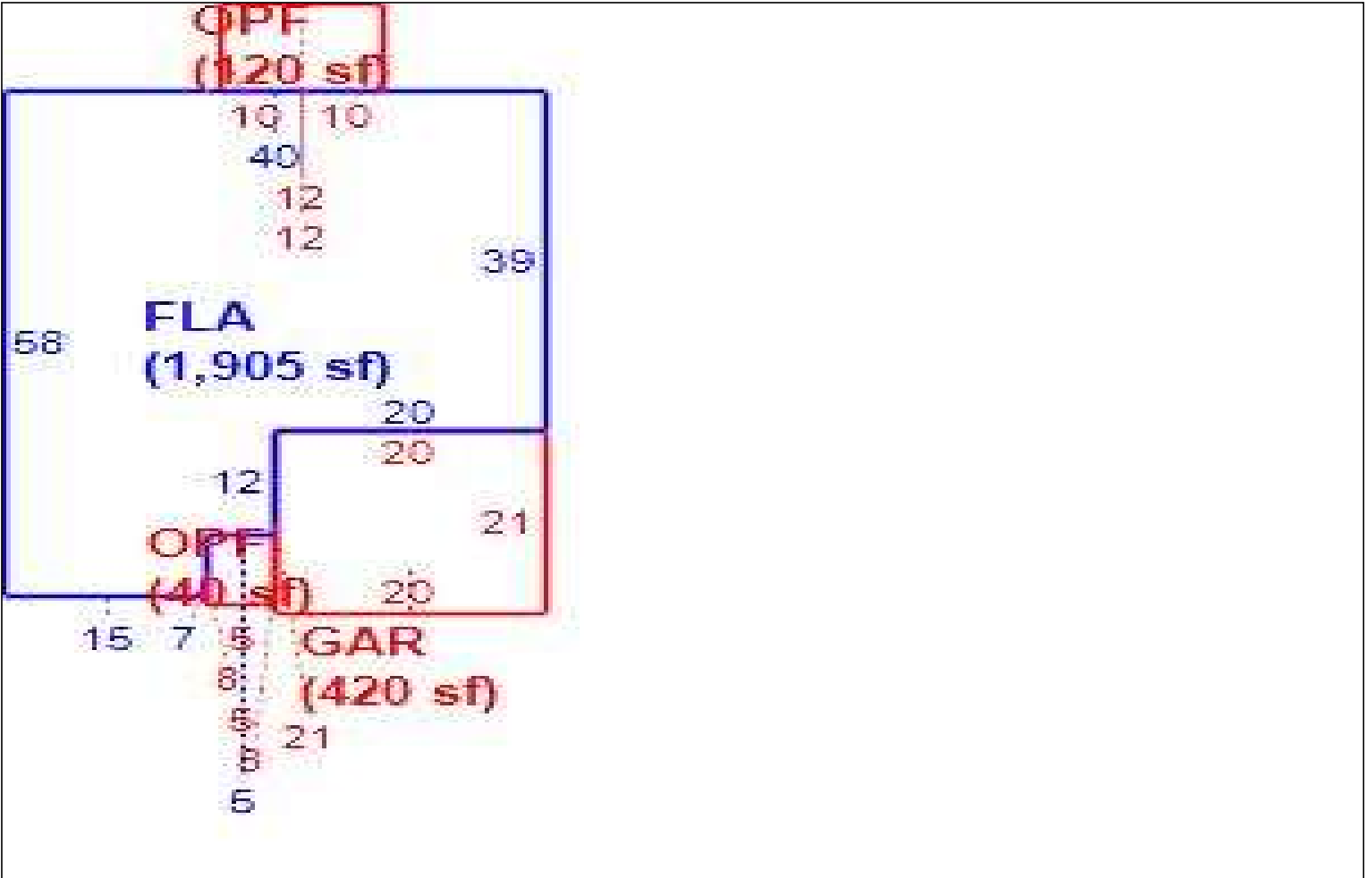
comp 1

Property Location			
Site Address 195 HYDRA WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-17-202

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 110 ORB 6296 PG 363

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 264,199
Deprec Bldg Value 256,273		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	115.87	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	264,199	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		1,905	2,485	1,905	Building RCNLD	256,273					

Alternate Key 3914220
 Parcel ID 12-22-24-0021-000-11000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 11/1/2024 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
2020	IMPS	01-01-2019	01-17-2020	1	0001	SFR FOR 2020	01-17-2020	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2024026855	6296	0363	02-29-2024	WD	Q	01	I	393,000				
2019137620	5384	1316	11-25-2019	WD	Q	Q	I	239,500				
2019046591	5270	0819	04-23-2019	WD	U	M	V	549,900				
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
70,000	256,273	0	326,273	25993	300280	0.00	300280	326273	318,020

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Alternate Key 3923981
Parcel ID 12-22-24-0022-000-18800

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner		
MOHAMMED ADAM A & LISA MANGAR		
68 OPAL ST		
ELMONT	NY	11003

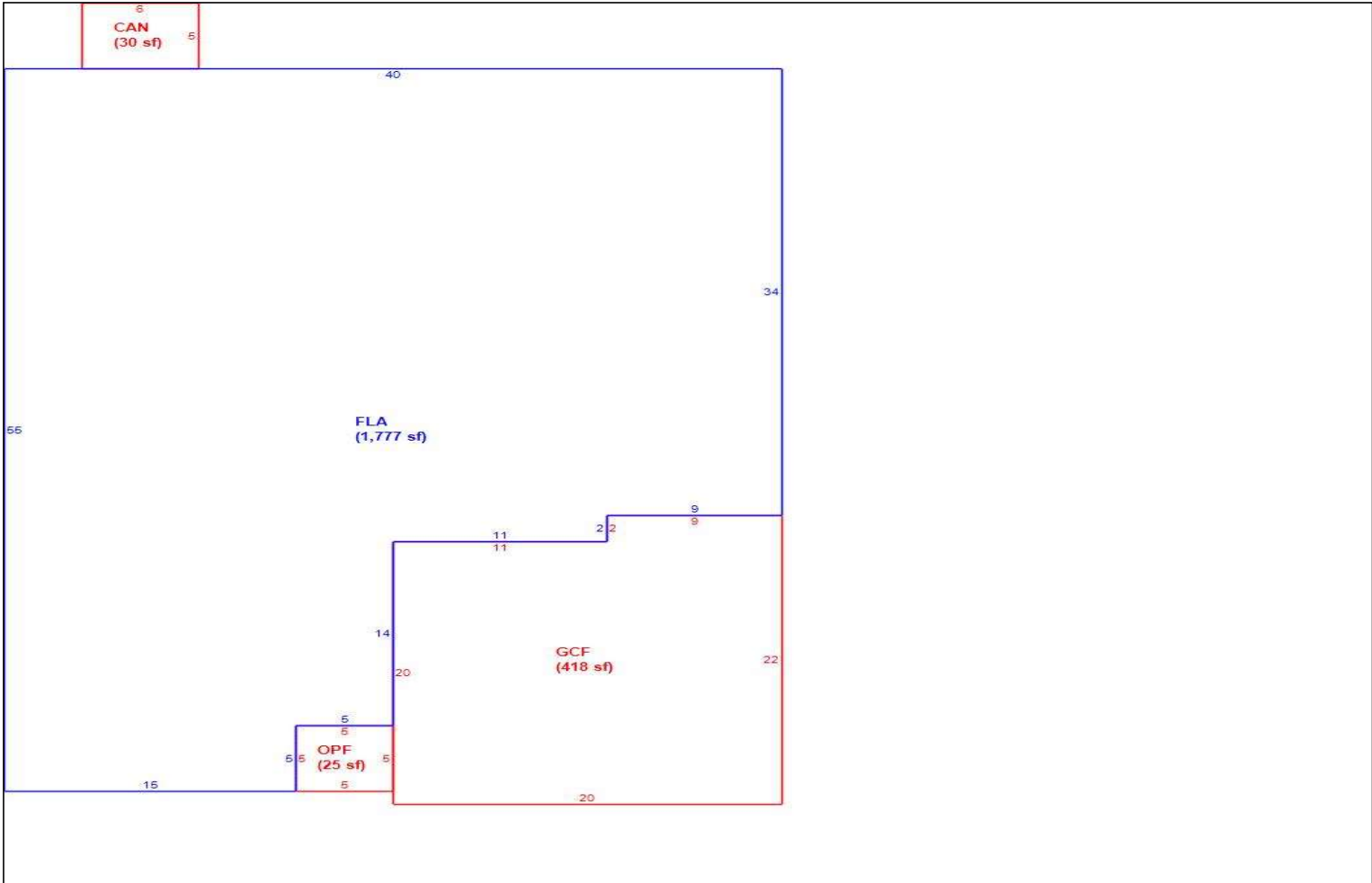
comp 2

Property Location			
Site Address	209 JUNO DR	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	10-04-202

Legal Description
PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 188 ORB 6244 PG 1969

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 247,997
		Deprec Bldg Value	247,997
		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,777	1,777	1777	Effective Area	1777	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	Base Rate	116.23	Quality Grade	680	Half Baths	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	247,997	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	30	0	Condition	VG	Foundation	3	Fireplaces	
		% Good			100.00	Functional Obsol	Roof Cover	3	Type AC	03
TOTALS		1,777	2,250	1,777	Building RCNLD	247,997				

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
2023	2106-0330	08-02-2021	10-04-2022	244,062	0001	SFR 209 JUNO DR	01-01-2023	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023141888	6244	1969	11-07-2023	WD	Q	01	I	355,000				
2023100681	6196	1114	08-10-2023	WD	U	11	I	0				
2022038329	5919	1926	03-11-2022	WD	Q	03	I	358,000				
2021087052	5737	0379	06-22-2021	WD	Q	05	V	10,000				
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
70,000	247,997	0	317,997	0	317997	0.00	317997	317997	310,061

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Alternate Key 3914228
 Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
 Card # 1 of 1

Current Owner		
ROTTON COURTNEY AND KYLE WRIGHT		
214 HYDRA WAY		
GROVELAND	FL	34736

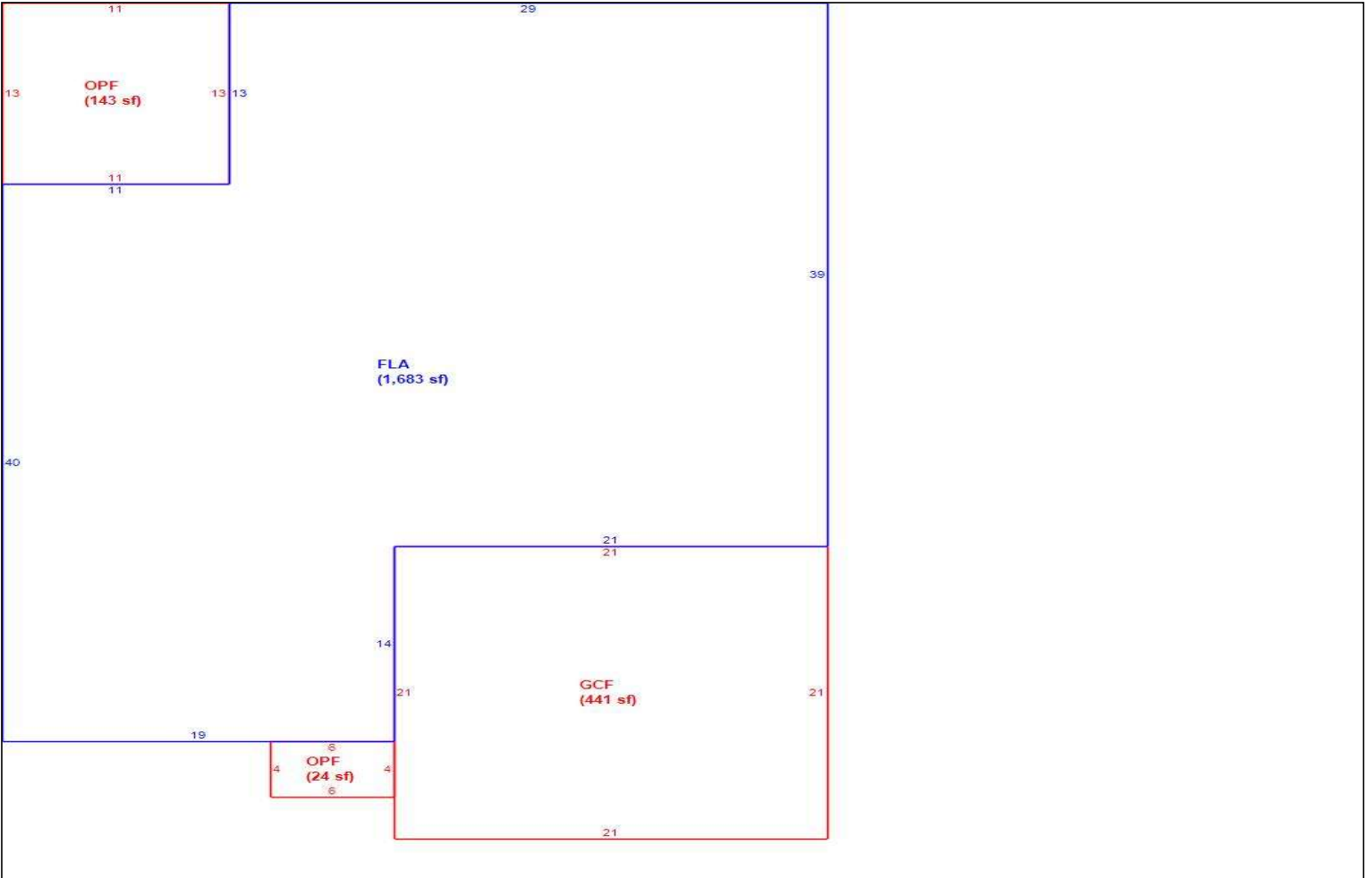
comp 3

Property Location			
Site Address 214 HYDRA WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-03-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 239,728	Deprec Bldg Value 232,536	Multi Story 0



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	1,683	1,683	1683	2019	1683	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	116.51	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	167	0	Building RCN	239,728	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		1,683	2,291	1,683	Building RCNLD	232,536				

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	
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129015	6229	1409	10-17-2023	WD	Q	01	I	359,000	039	HOMESTEAD	2024	25000
2019130183	5375	0414	11-08-2019	WD	Q	Q	I	258,300	059	ADDITIONAL HOMESTEAD	2024	25000
2019033413	5254	1765	03-19-2019	WD	U	M	V	319,200				
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	
70,000	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222	

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