



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes All Key 3930700

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 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.

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 Peyton	9/10/2024
Signature, representative	Print name	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 # 2024-0257	Alternate Key: 3930700	Parcel ID: 11-22-24-0600-000-06400	
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 6119 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	Value after Board Action
1. Just Value, required	\$ 318,104	\$ 318,104	
2. Assessed or classified use value, *if applicable	\$ 302,600	\$ 302,600	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 302,600	\$ 302,600	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 11/18/2020 Price: \$1,800,000 Arm's Length Distressed Book 5588 Page 1482

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3930700	3914220	3914230	3864318
Address	6119 LITTLE BLUFF CIR MASCOTTE	195 HYDRA WAY GROVELAND	206 HYDRA WAY GROVELAND	315 IRVING BEND DR GROVELAND
Proximity		1.60 MILE	1.60 MILE	1.20 MILE
Sales Price		\$393,000	\$399,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	3.20%	0.00%
Adjusted Sale		\$334,050	\$351,918	\$391,000
\$/SF FLA	\$141.69 per SF	\$175.35 per SF	\$184.73 per SF	\$200.72 per SF
Sale Date		2/29/2024	4/25/2023	2/26/2024
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	2,245	1,905	17000	1,905	17000	1,948	14850
Year Built	2023	2019		2019		2020	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.	2.0	5000	2.0	5000	2.1	3500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPF		OPF/OPF		OPF/SPF	-5000
Pool	N	N	0	N	0	Y	-29788
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		PAT	-2000	NONE	
Site Size	.14 AC	.15 AC	-16000	.16 AC	-16000	.15 AC	-16000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 1.8%	6000	Net Adj. 1.1%	4000	-Net Adj. 8.3%	-32438
		Gross Adj. 11.4%	38000	Gross Adj. 11.4%	40000	Gross Adj. 17.7%	69138
Adj. Sales Price	Market Value \$318,104	Adj Market Value	\$340,050	Adj Market Value	\$355,918	Adj Market Value	\$358,562
	Value per SF 141.69						

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.

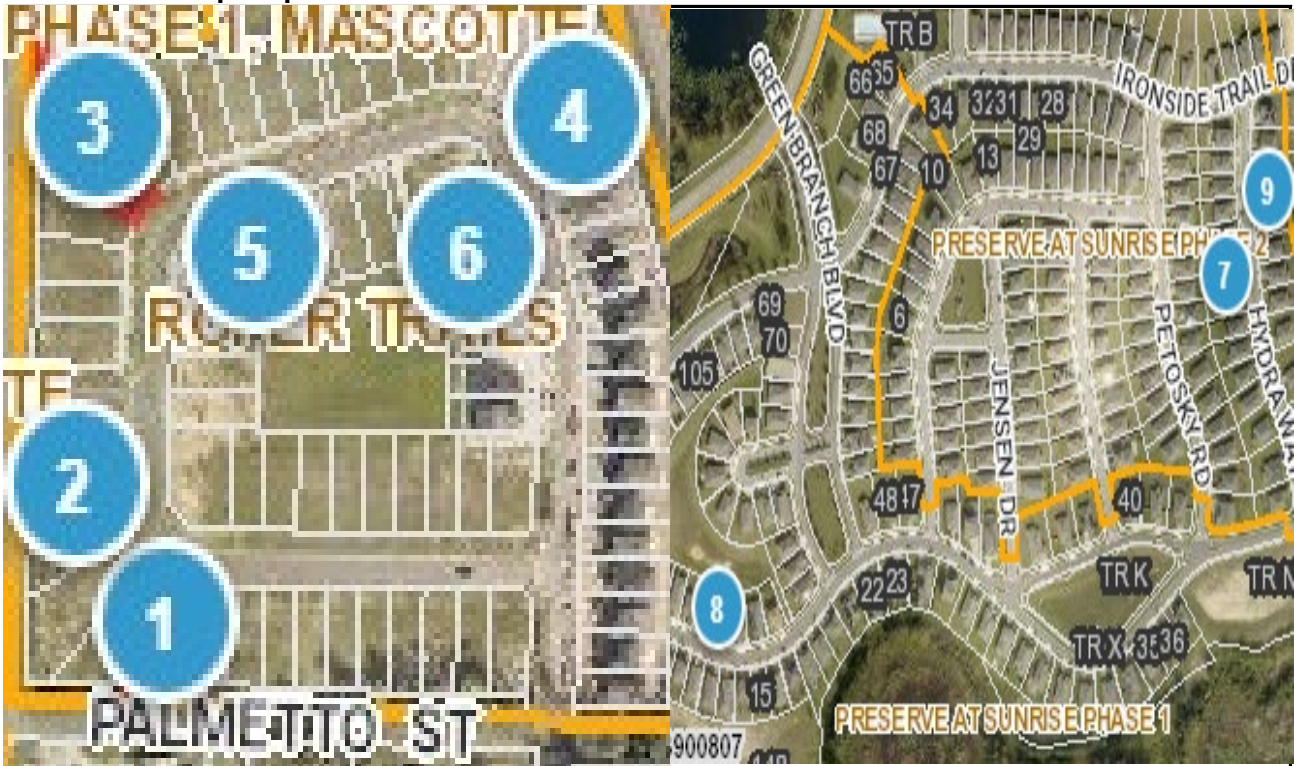
see petition 0233

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

2024-0257 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject 0233	3930647	6174 Little Bluff Cir. Mascotte	
2	subject 0235	3930651	6158 Little Bluff Cir. Mascotte	
3	subject 0238	3930657	6130 Little Bluff Cir. Mascotte	
4	subject 0244	3930671	6074 Little Bluff Cir. Mascotte	
5	subject 0257	3930700	6119 Little Bluff Cir. Mascotte	
6	subject 0262	3930707	6061 Little Bluff Cir. Mascotte	
7	1	3934220	195 Hydra Way Groveland	1.60 mile
8	3	3864318	315 Irving Bend Groveland	1.20 mile
9	2	3914230	206 Hydra Way Groveland	1.60 mile

Alternate Key 3930700
Parcel ID 11-22-24-0600-000-06400

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 10/31/2024 By
Card # 1 of 1

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

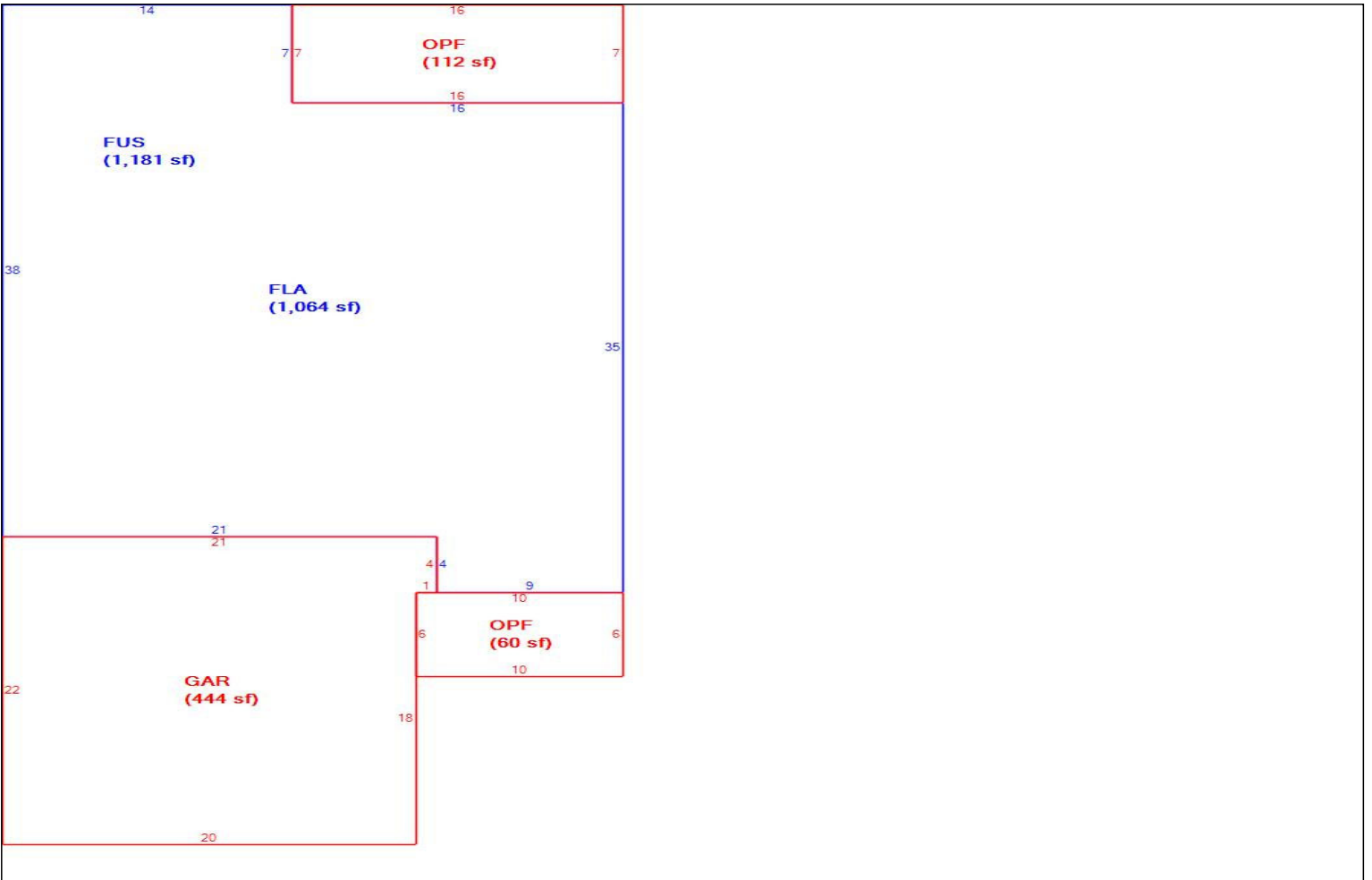
2024-0257 subject

Property Location		
Site Address 6119 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 64

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 264,104
		Deprec Bldg Value 264,104	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	5			
FLA	FINISHED LIVING AREA	1,064	1,064	1064	Effective Area	2245	No Stories	2.00	Full Baths	3			
FUS	FINISHED AREA UPPER	1,181	1,181	1181	Base Rate	96.70	Quality Grade	670	Half Baths				
GAR	GARAGE FINISH	0	444	0	Building RCN	264,104	Wall Type	03	Heat Type	6			
OPF	OPEN PORCH FINISHE	0	172	0	Condition	VG	Foundation	3	Fireplaces				
TOTALS					2,245	2,861	2,245	Building RCNLD	264,104	Roof Cover	3	Type AC	03

Alternate Key 3930700
 Parcel ID 11-22-24-0600-000-06400

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 10/31/2024 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	
2024	64-22-03	03-13-2022	10-11-2023	367,955	0001	SFR 2234SF 6119 LITTLE BLUFF CIR	10-11-2023		

Sales Information									Exemptions			
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	264,104	0	318,104	15504	302600	0.00	302600	318104	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: 10/31/2024 By
 Card # 1 of 1

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

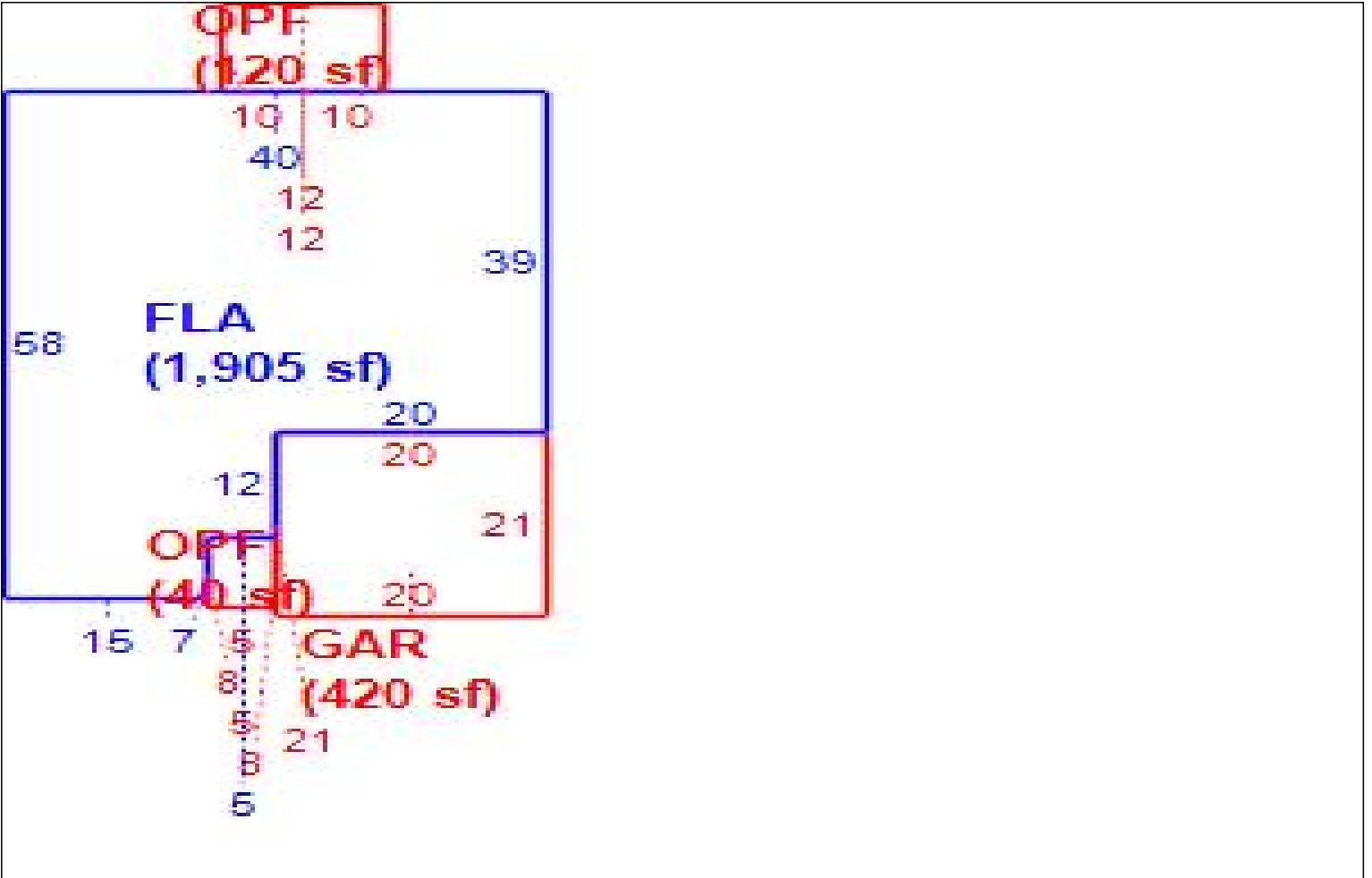
comp 1

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	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	2019	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	Functional Obsol	0	Roof Cover	3
				Building RCNLD		256,273	Roof Cover	3	Type AC	03
TOTALS		1,905	2,485	1,905						

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

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 10/31/2024 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 3914230
Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 10/31/2024 By
Card # 1 of 1

Current Owner		
WEST JERRY L & JOANN		
206 HYDRA WAY		
GROVELAND	FL	34736

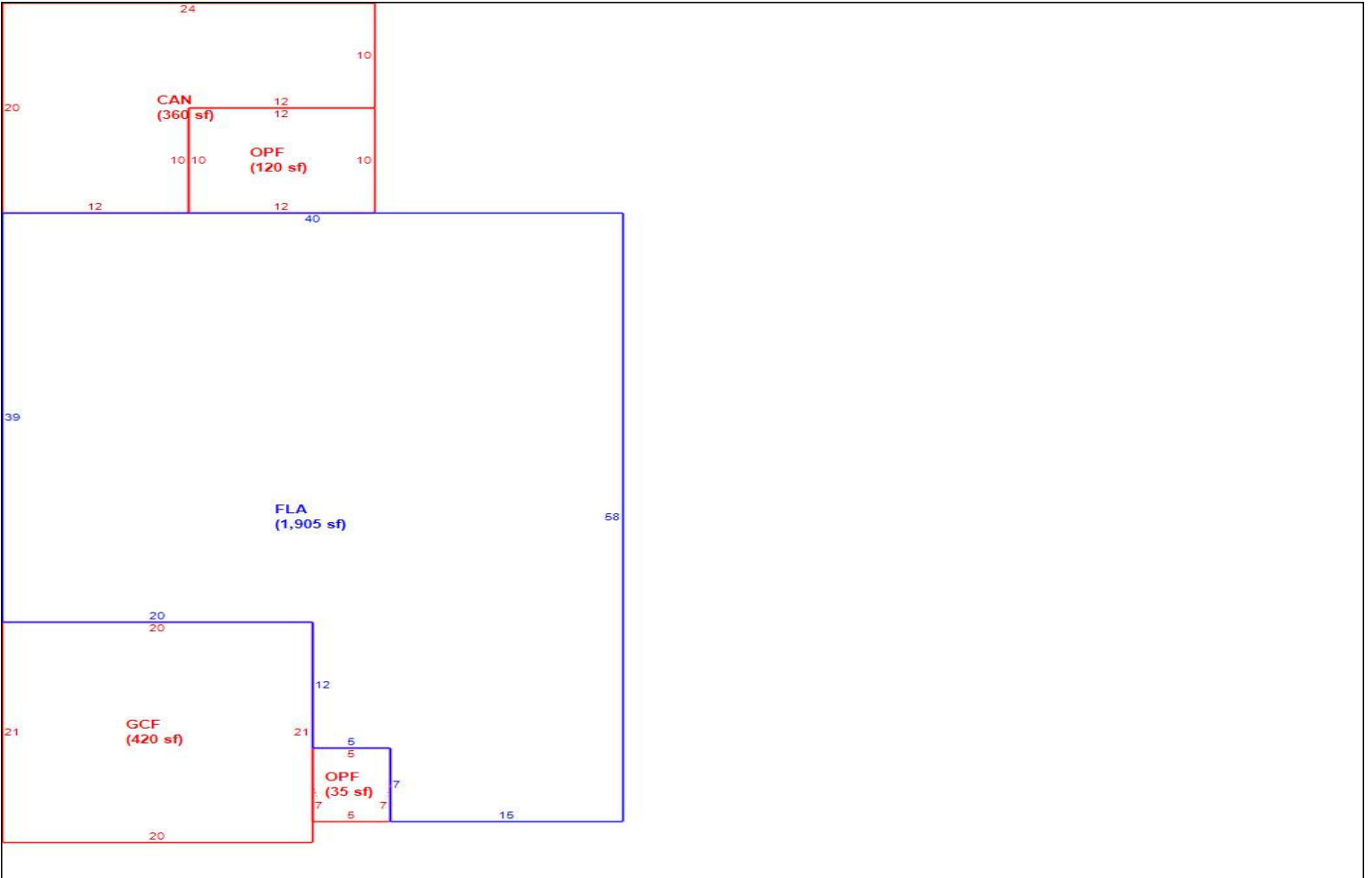
comp 2

Property Location			
Site Address 206 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 120 ORB 6131 PG 1154

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 265,214
Deprec Bldg Value 257,258		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	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	155	0	Building RCN	265,214	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	360	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00				
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,905	2,840	1,905	Building RCNLD	257,258				

Alternate Key 3914230
 Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 10/31/2024 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 2020	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020		1 1	0030 0001	P1 SFR FOR 2020	01-17-2020	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023048412	6131	1154	04-25-2023	WD	Q	01	I	399,000	039	HOMESTEAD	2024	25000
2019122301	5365	0719	10-23-2019	WD	Q	Q	I	273,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019046591	5270	0819	04-23-2019	WD	U	M	V	549,900				
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	
70,000	257,258	0	327,258	0	327258	50,000.00	277258	302258	319,005	

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Alternate Key 3864318
Parcel ID 12-22-24-0020-000-08800

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 10/31/2024 By
Card # 1 of 1

Current Owner		
VANDERSTREET RICHARD & JESSICA		
315 IRVING BEND DR		
GROVELAND	FL	34736

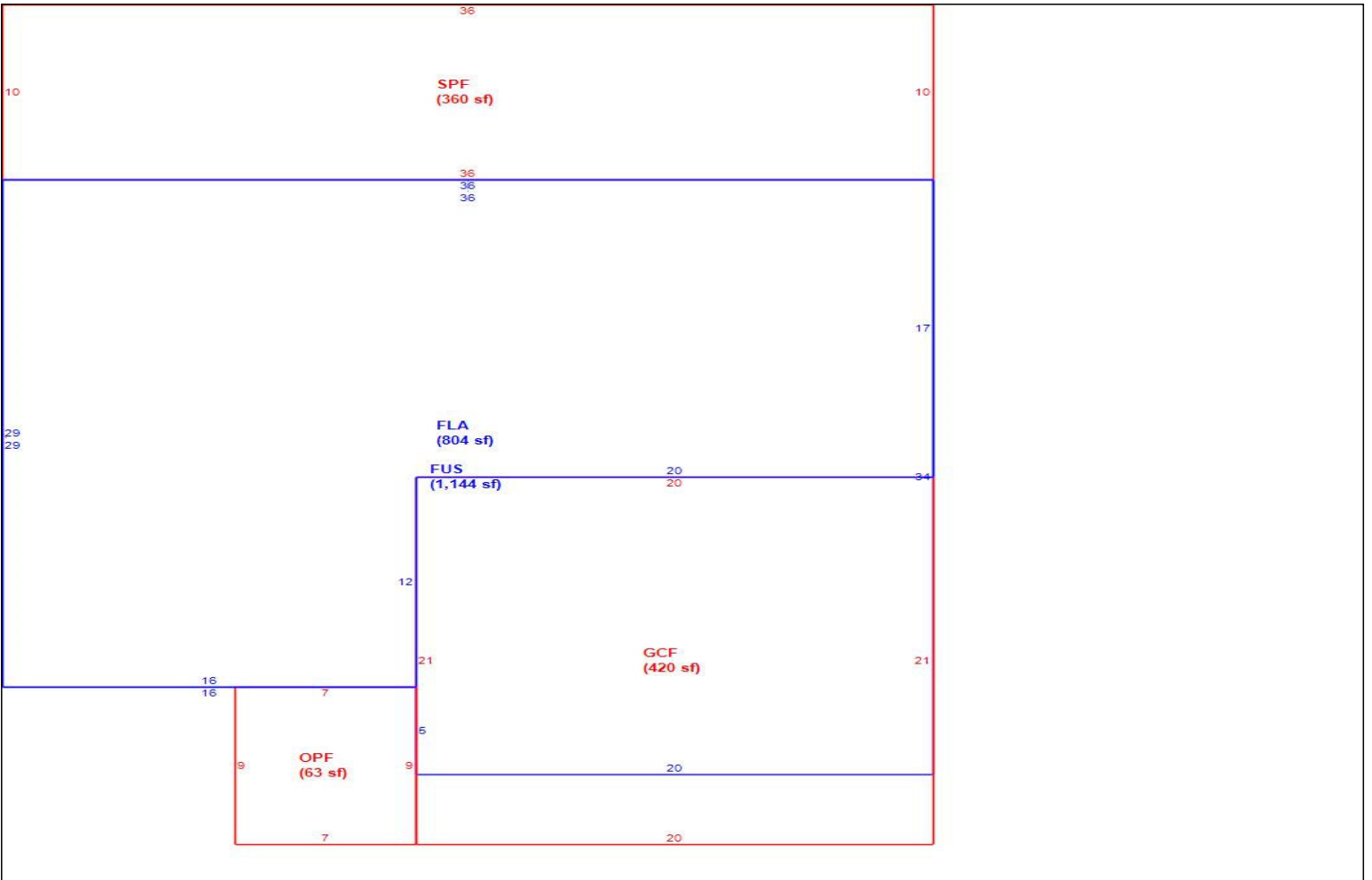
comp 3

Property Location		
Site Address 315 IRVING BEND DR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 4537
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 01-01-202

Legal Description
PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 88 ORB 6292 PG 1240

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 261,952 Deprec Bldg Value 261,952 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	804	804	804	Effective Area	1948	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,144	1,144	1144	Base Rate	105.82	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	261,952	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	63	0	% Good	100.00	Functional Obsol	0	Foundation	3
SPF	SCREEN PORCH FINIS	0	360	0	Building RCNLD	261,952	Roof Cover	3	Type AC	03
TOTALS		1,948	2,791	1,948						

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL5	SWIMMING POOL - RESIDENTIAL	288.00	SF	75.00	2022	2022	21600.00	97.50	21,060
PLD3	POOL/COOL DECK	376.00	SF	7.33	2022	2022	2756.00	97.50	2,687
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2022	2022	7000.00	97.50	6,825

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2111-0114	11-22-2021	04-13-2023	58,000	0003	POL W/SPA & PAVER DECK	04-13-2023		
2021	2007-0078	07-14-2020	10-15-2020	3,315	0002	SCRN IN LANAI	10-15-2020		
2021	1911-0114	01-16-2020	10-15-2020	279,576	0001	SFR 315 IRVING BEND DR	10-15-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024024044	6292 1240	02-26-2024	WD	Q	01	I	460,000					
2020059774	5480 1036	04-09-2020	WD	Q	03	I	279,600					
2017109743	5013 0544	10-13-2017	WD	U	M	V	1,680,000					
2016107288	4849 1117	10-13-2016	WD	U	M	V	1,350,000					
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	261,952	30,572	362,524	0	362524	0.00	362524	362524	355,371	

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