



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3790123

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 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

<b>Petition #</b> 2024-0318	Alternate Key: 3790123	Parcel ID: 20-22-26-1950-000-12700
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1803 VALE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 348,294	\$ 348,294
<b>2. Assessed or classified use value, *if applicable</b>	\$ 273,710	\$ 273,710
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 273,710	\$ 273,710

\*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3790123	3789944	3789953	3828396
<b>Address</b>	1803 VALE DR CLERMONT	1629 MUIR CIR CLERMONT	1529 MUIR CIR CLERMONT	1510 PIER ST CLERMONT
<b>Proximity</b>		0.37 Miles	0.38 Miles	0.43 Miles
<b>Sales Price</b>		\$370,000	\$370,000	\$410,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	4.00%	0.80%
<b>Adjusted Sale</b>		\$323,380	\$329,300	\$351,780
<b>\$/SF FLA</b>	\$164.37 per SF	\$172.56 per SF	\$179.55 per SF	\$192.23 per SF
<b>Sale Date</b>		6/7/2023	2/13/2023	10/6/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,119	1,874	12250	1,834	14250	1,830	14450
<b>Year Built</b>	2000	2001		2001		2006	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 3.8%	12250	Net Adj. 4.3%	14250	Net Adj. 4.1%	14450
		Gross Adj. 3.8%	12250	Gross Adj. 4.3%	14250	Gross Adj. 4.1%	14450
<b>Adj. Sales Price</b>	Market Value <b>\$348,294</b> Value per SF 164.37	Adj Market Value <b>\$335,630</b>		Adj Market Value <b>\$343,550</b>		Adj Market Value <b>\$366,230</b>	

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.

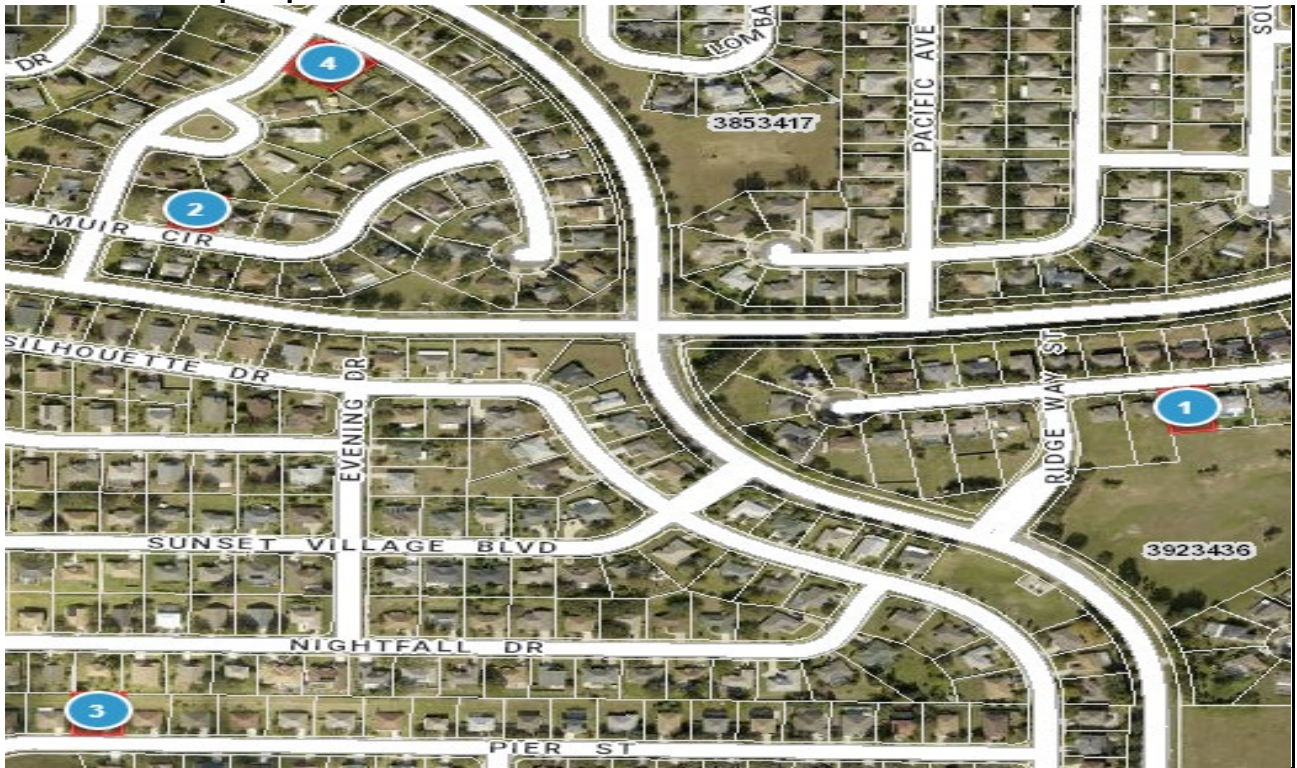
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** [REDACTED]

**DATE** [REDACTED]

**2024-0318 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790123	1803 VALE DR CLERMONT	-
2	Comp 2	3789953	1529 MUIR CIR CLERMONT	0.38
3	Comp 3	3828396	1510 PIER ST CLERMONT	0.43
4	Comp 1	3789944	1629 MUIR CIR CLERMONT	0.37
5				
6				
7				
8				



Alternate Key 3790123  
 Parcel ID 20-22-26-1950-000-12700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0318 Subject  
 PRC Run: 12/10/2024 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
2005	2004090286	09-17-2004	03-22-2005	4,200	0000	CONV SALES OFF TO GARAGE/1803 V		
2005	SALE	01-01-2004	04-04-2005	1	0000	CHECK VALUE		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
	4599	2382	03-06-2015	WD	U	M	I	100				
	4448	0682	02-26-2014	WD	U	U	I	161,100				
	4355	1059	07-09-2013	CT	U	U	I	0				
	2714	1715	11-29-2004	WD	Q	Q	I	206,000				
<b>Total</b>											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
88,000	260,294	0	348,294	74584	273710	0.00	273710	348294	321,824

\*\*\*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 3789944  
 Parcel ID 20-22-26-1975-000-05700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0318 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023073183	6162	0677	06-07-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	1912	0902	02-21-2001	WD	Q	Q	I	115,700	059	ADDITIONAL HOMESTEAD	2024	25000
	1850	1936	08-08-2000	WD	U	M	V	1				
Total											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	234,625	0	322,625	0	322625	50,000.00	272625	297625	297,010	

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Alternate Key 3789953  
 Parcel ID 20-22-26-1975-000-06600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0318 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

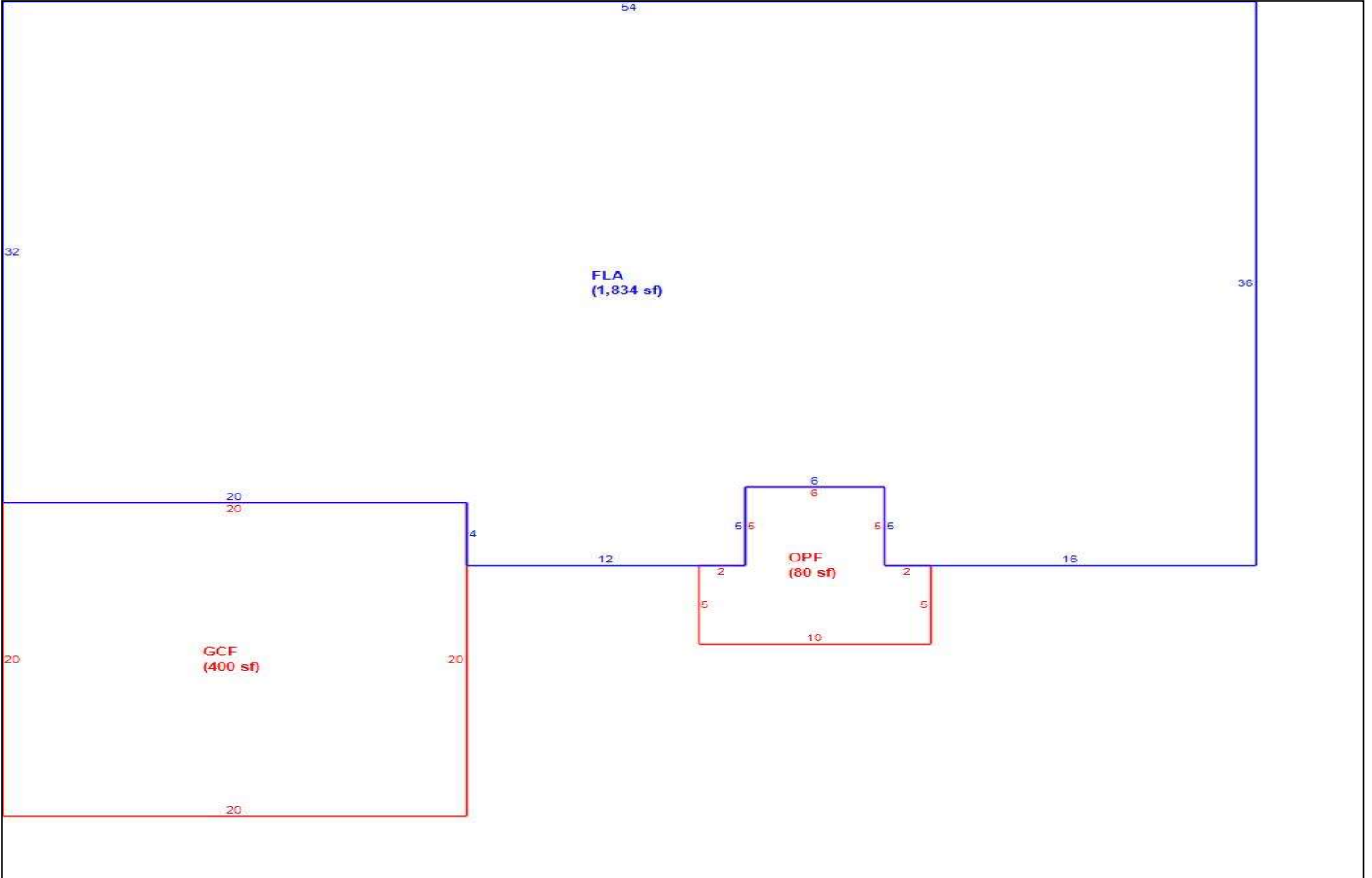
Current Owner		
PROGRESS ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location			
Site Address	1529 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 66 PB 42 PGS 69-70 ORB 6093 PG 407

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,781
		Deprec Bldg Value	231,618
		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	1,834	1,834	1834	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	238,781	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		1,834	2,314	1,834	231,618	Building RCNLD	231,618	Type AC	03

Alternate Key 3789953  
 Parcel ID 20-22-26-1975-000-06600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0318 Comp 2  
 PRC Run: 12/10/2024 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
2002	00001	01-01-2001	09-04-2001	10	0000	*****		
2001	0070268	07-25-2000	12-31-2000	92,469	0000	SFR/1529 MUIR CIR		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>			
								Code	Description	Year	Amount
2023017434	6093	0407	02-13-2023	WD	Q	01	370,000				
	4051	1412	06-27-2011	WD	Q	Q	120,500				
	3820	0281	08-11-2009	WD	U	U	117,000				
	3797	0938	07-21-2009	CT	U	U	100				
	3624	0984	05-08-2008	QC	U	U	100				
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
88,000	231,618	0	319,618	0	319618	0.00	319618	319618	294,166

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Alternate Key 3828396  
Parcel ID 20-22-26-0160-000-06200

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0318 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

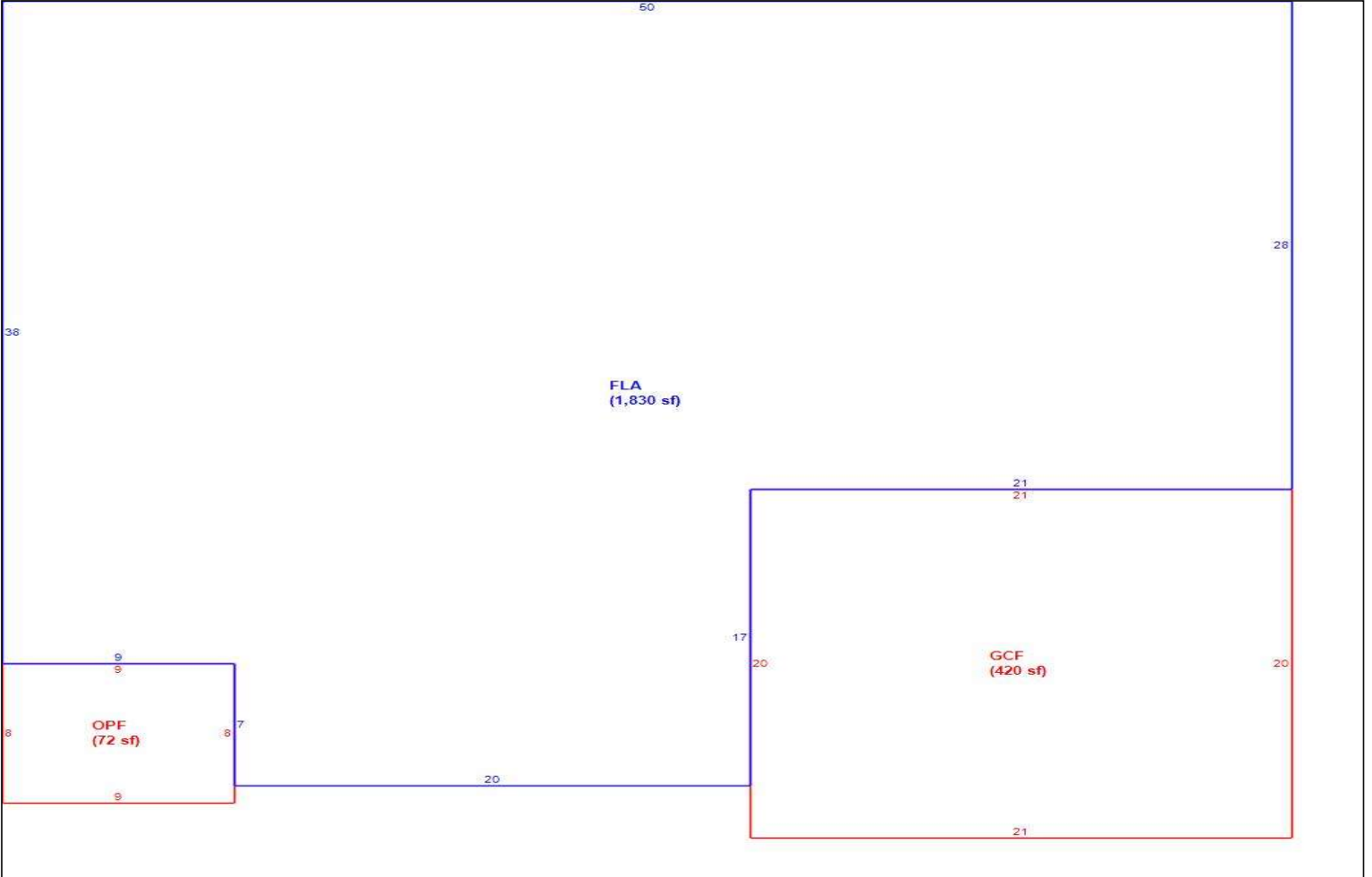
Current Owner			
ROJAS DAVILA OSFREDO I & ESTRELLA RO			
1510 PIER ST			
CLERMONT	FL	34711	

Property Location			
Site Address 1510 PIER ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 62 ORB 6225 PG 219

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 238,763	Deprec Bldg Value 231,600	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,830	1,830	1830	Effective Area	1830	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	Building RCN	238,763	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		1,830	2,322	1,830	Building RCNLD	231,600				

Alternate Key 3828396  
 Parcel ID 20-22-26-0160-000-06200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0318 Comp 3  
 PRC Run: 12/10/2024 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	2005080631	01-01-2006	08-10-2006	102,608	0000	SFR FOR 07	08-10-2006		
2006	2005080631	09-15-2005	01-20-2006	102,608	0000	SFR & PATIO/1510 PIER ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023125199	6225	0219	10-06-2023	WD	Q	01	I	410,000				
2017042422	4932	1005	04-19-2017	WD	Q	Q	I	216,000				
	3620	1510	04-14-2008	WD	U	U	I	179,900				
	3536	2266	10-25-2007	CT	U	U	I	0				
	3173	1836	05-25-2006	WD	Q	Q	I	260,000				
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	
88,000	231,600	0	319,600	0	319600	0.00	319600	319600	294,188	

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