



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3806812

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 # 2024-0319	Alternate Key: 3806812	Parcel ID: 20-22-26-1955-000-21500
Petitioner Name Robert Peyton, 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 771 SKYRIDGE RD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name I CAN HOMES 4 RENT PROPERTIES ON	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 339,310	\$ 339,310
2. Assessed or classified use value, *if applicable	\$ 266,660	\$ 266,660
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 266,660	\$ 266,660

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

Last Sale Date 2/20/2013 **Price:** \$145,000 Arm's Length Distressed **Book** 4288 **Page** 125

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3806812	3822479	3797467	3822460
Address	771 SKYRIDGE RD CLERMONT	956 DARTMOUTH AVE CLERMONT	1518 SUNDOWN LN CLERMONT	1082 PRINCETON DR CLERMONT
Proximity		0.48 Miles	0.74 Miles	0.55 Miles
Sales Price		\$460,000	\$420,000	\$450,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	3.60%	0.00%
Adjusted Sale		\$391,000	\$372,120	\$382,500
\$/SF FLA	\$160.13 per SF	\$176.60 per SF	\$201.80 per SF	\$185.32 per SF
Sale Date		12/11/2023	3/7/2023	12/28/2023
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	2,119	2,214	-4750	1,844	13750	2,064	2750
Year Built	2002	2004	0	2001	0	2004	0
Constr. Type	Blk/Stucco	Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
Condition	Excellent	Excellent	0	Excellent	0	Excellent	0
Baths	2.0	3.0	-10000	2.0	0	3.0	-10000
Garage/Carport	Yes	Yes	0	Yes	0	Yes	0
Porches	No	Yes	-10000	No	0	Yes	-15000
Pool	N	N	0	Y	-20000	N	0
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None	0	None	0	None	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. 5.7%	-22250	-Net Adj. 1.0%	-3750	-Net Adj. 5.2%	-19750
		Gross Adj. 7.0%	27250	Gross Adj. 9.7%	36250	Gross Adj. 7.9%	30250
Adj. Sales Price	Market Value \$339,310	Adj Market Value	\$368,750	Adj Market Value	\$368,370	Adj Market Value	\$362,750
	Value per SF 160.13						

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.

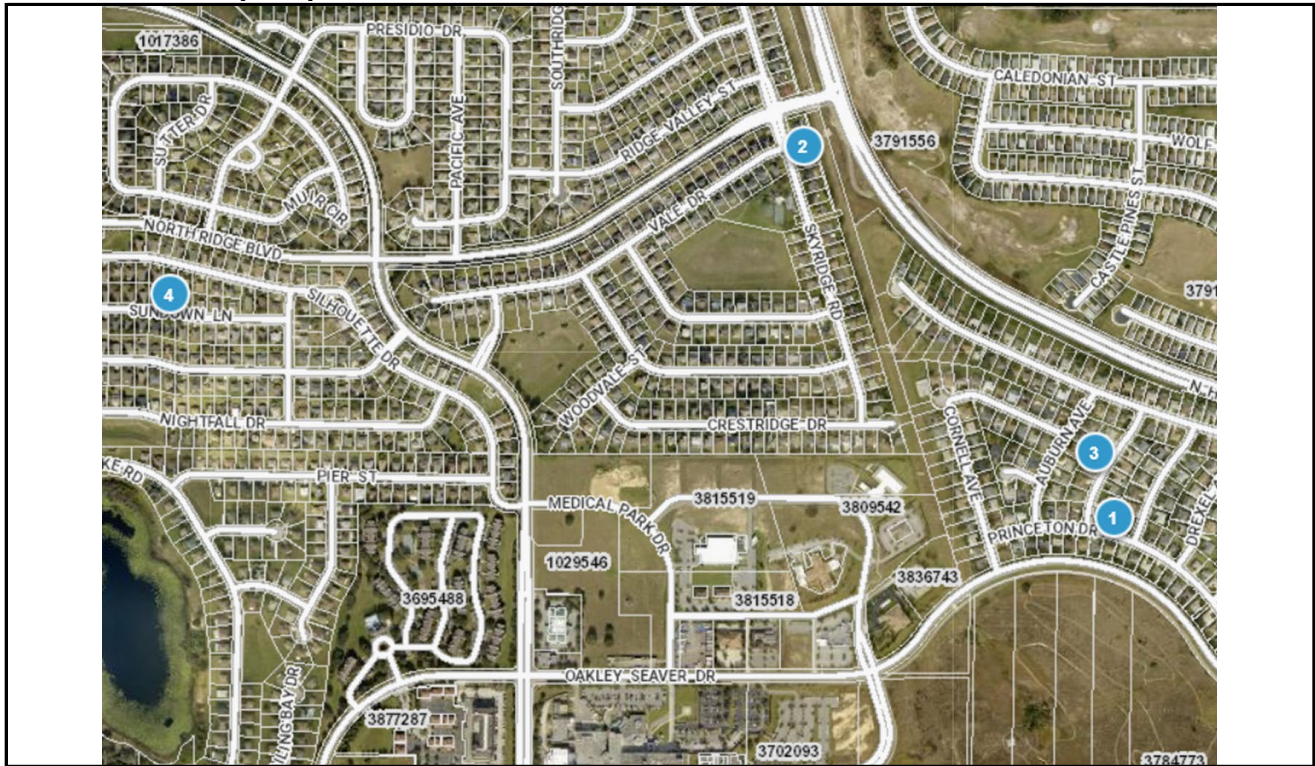
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0319 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3822460	1082 PRINCETON DR CLERMONT	0.55
2	Subject	3806812	771 SKYRIDGE RD CLERMONT	-
3	Comp 1	3822479	956 DARTMOUTH AVE CLERMONT	0.48
4	Comp 2	3797467	1518 SUNDOWN LN CLERMONT	0.74
5				
6				
7				
8				

Alternate Key 3806812
 Parcel ID 20-22-26-1955-000-21500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0319 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

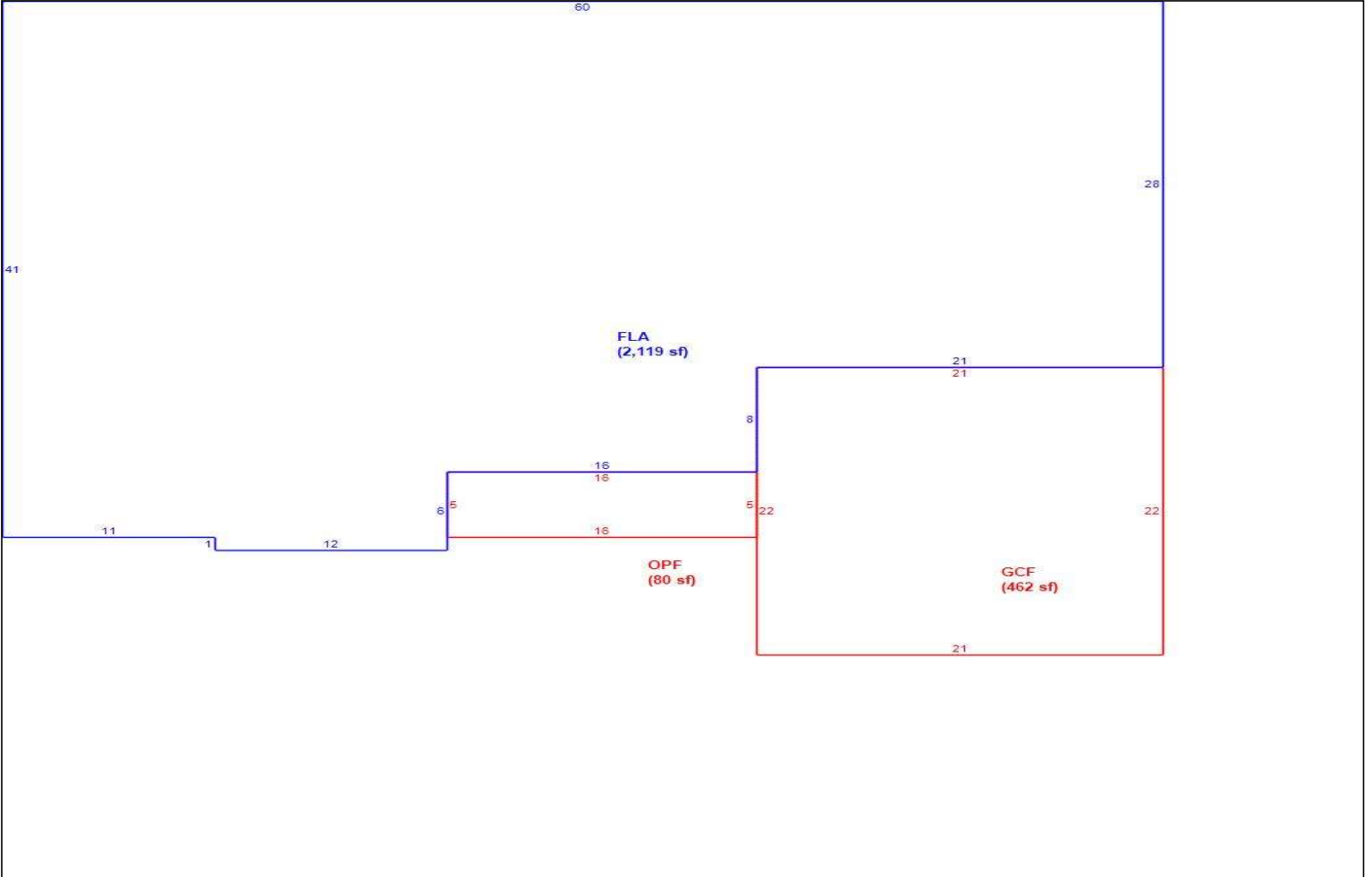
Current Owner
 AMERICAN HOMES 4 RENT PROPERTIES O
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 771 SKYRIDGE RD
 CLERMONT FL 34711
 Mill Group 000C NBHD 0583
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-01-202

Legal Description
 CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 215 PB 45 PGS 46-48 ORB 4288 PG 125

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 259,082 Deprec Bldg Value 251,310 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	2,119	2,119	2119	Effective Area	2119	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	102.03	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	80	0	Building RCN	259,082	Condition	EX	Heat Type	6	
					% Good	97.00	Foundation	3	Fireplaces	1	
					Functional Obsol	0	Roof Cover	3	Type AC	03	
TOTALS		2,119	2,661	2,119	Building RCNLD	251,310					

Alternate Key 3806812
 Parcel ID 20-22-26-1955-000-21500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0319 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
2003	2002020293	02-13-2002	02-12-2003	115,456	0000	SFR/771 SKYRIDGE RD		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
	4288	0125	02-20-2013	WD	U	U	I	145,000				
	4225	1006	09-25-2012	CT	U	U	I	0				
	2183	2090	09-27-2002	WD	Q	Q	I	150,800				
								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	251,310	0	339,310	72650	266660	0.00	266660	339310	313,230

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 3822479
 Parcel ID 21-22-26-0306-000-17700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0319 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

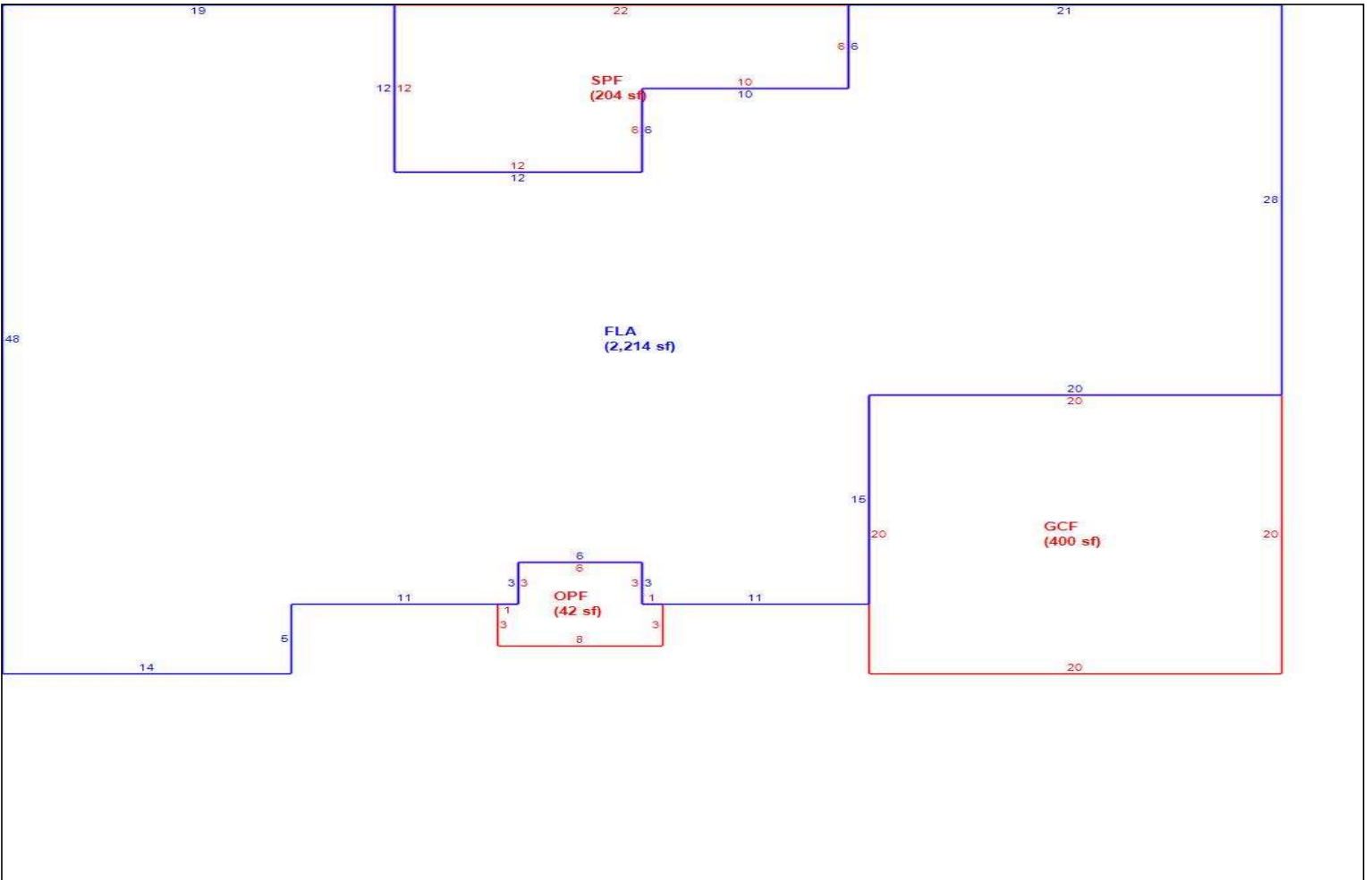
Current Owner		
GALVAN PABLO E & KAITLIN M		
956 DARTMOUTH AVE		
CLERMONT	FL	34711

Property Location		
Site Address 956 DARTMOUTH AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 177 ORB 6259 PG 558

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	1.50	1.000	1.000	0	66,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000		
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Multi Story 0
Replacement Cost		282,434	Deprec Bldg Value 273,961



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	2,214	2,214	2214	Effective Area	2214	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	Base Rate	106.09	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	282,434	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	204	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,214	2,860	2,214	Building RCNLD	273,961					

Alternate Key 3822479
 Parcel ID 21-22-26-0306-000-17700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0319 Comp 1
 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	2004011289	02-11-2004	08-04-2004	125,576	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023153558	6259	0558	12-11-2023	WD	Q	01	I	460,000	039	HOMESTEAD	2024	25000
2018081136	5138	2188	07-06-2018	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2594	2158	06-11-2004	WD	Q	Q	I	207,700				
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	
66,000	273,961	0	339,961	0	252461	50,000.00	202461	227461	317,699	

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Alternate Key 3797467
Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0319 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

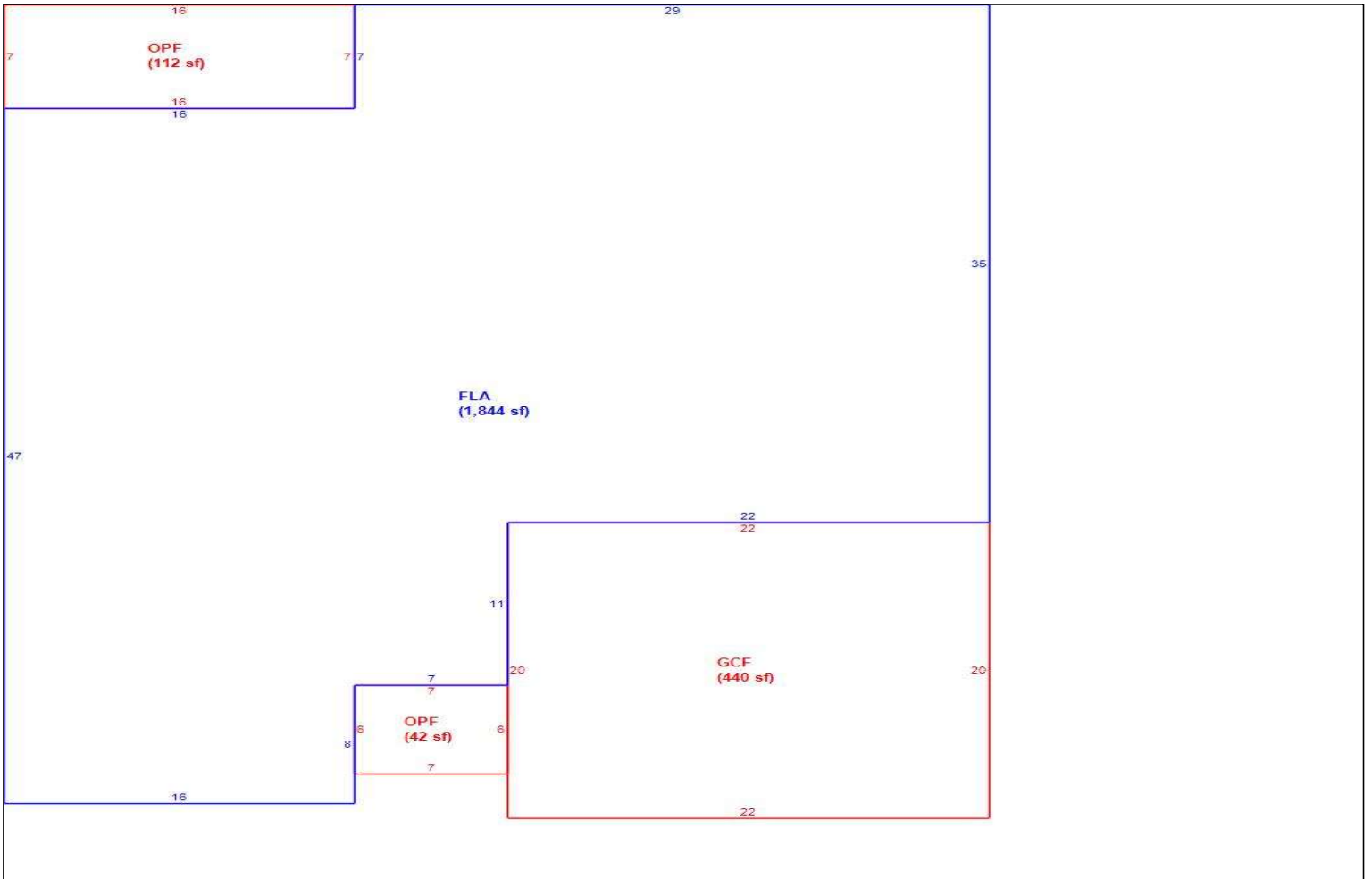
Current Owner		
MOORE CRISTIAN & LEONOR		
1518 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address 1518 SUNDOWN LN			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 99 PB 44 PGS 54-55 ORB 6106 PG 86

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 248,905
Deprec Bldg Value 241,438		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	1,844	1,844	1844	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	112.04	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	154	0	248,905	Wall Type	03	Heat Type	6
TOTALS		1,844	2,438	1,844	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					241,438				

Alternate Key 3797467
 Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0319 Comp 2
 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
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639
PLD3	POOL/COOL DECK	456.00	SF	7.33	2006	2006	3342.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2006	2006	7525.00	57.50	4,327
PUG1	POOL UPGRADE	1.00	UT	2000.00	2006	2006	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALECVD	01-01-2013	03-13-2014	1	0098	ABOVE AVG N SHORT SALE	03-13-2014		
2007	2005111316	05-18-2006	03-26-2007	30,000	0000	POL FOR 07	03-26-2007		
2007	2006031510	04-05-2006	03-26-2007	6,431	0000	SEN	03-26-2007		
2006	2005111316	12-01-2005	05-18-2006	30,000	0000	POL 27X39 W/DECK			
2006	SALE	01-01-2005	05-18-2006	1	0000	CHECK VALUES			
2002	2001070390	07-13-2001	08-01-2001	400	0000	7X16 SCR N PORCH W/ROOF			
2002	0130968	04-03-2001	08-01-2001	106,260	0000	SFR/1518 SUNDOWN LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818	6106	0086	03-07-2023	WD	Q	01	420,000	039	HOMESTEAD	2024	25000
2021114846	5776	1941	07-28-2021	WD	Q	01	351,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3733	0400	02-10-2009	WD	U	U	159,900				
	2992	1329	10-14-2005	WD	Q	Q	305,000				
	1992	2415	07-30-2001	WD	Q	Q	149,000				
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
88,000	241,438	18,005	347,443	0	347443	50,000.00	297443	322443	321,918

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Alternate Key 3822460
Parcel ID 21-22-26-0306-000-16100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0319 Comp 3
PRC Run: 12/10/2024 By cjensen
Card # 1 of 1

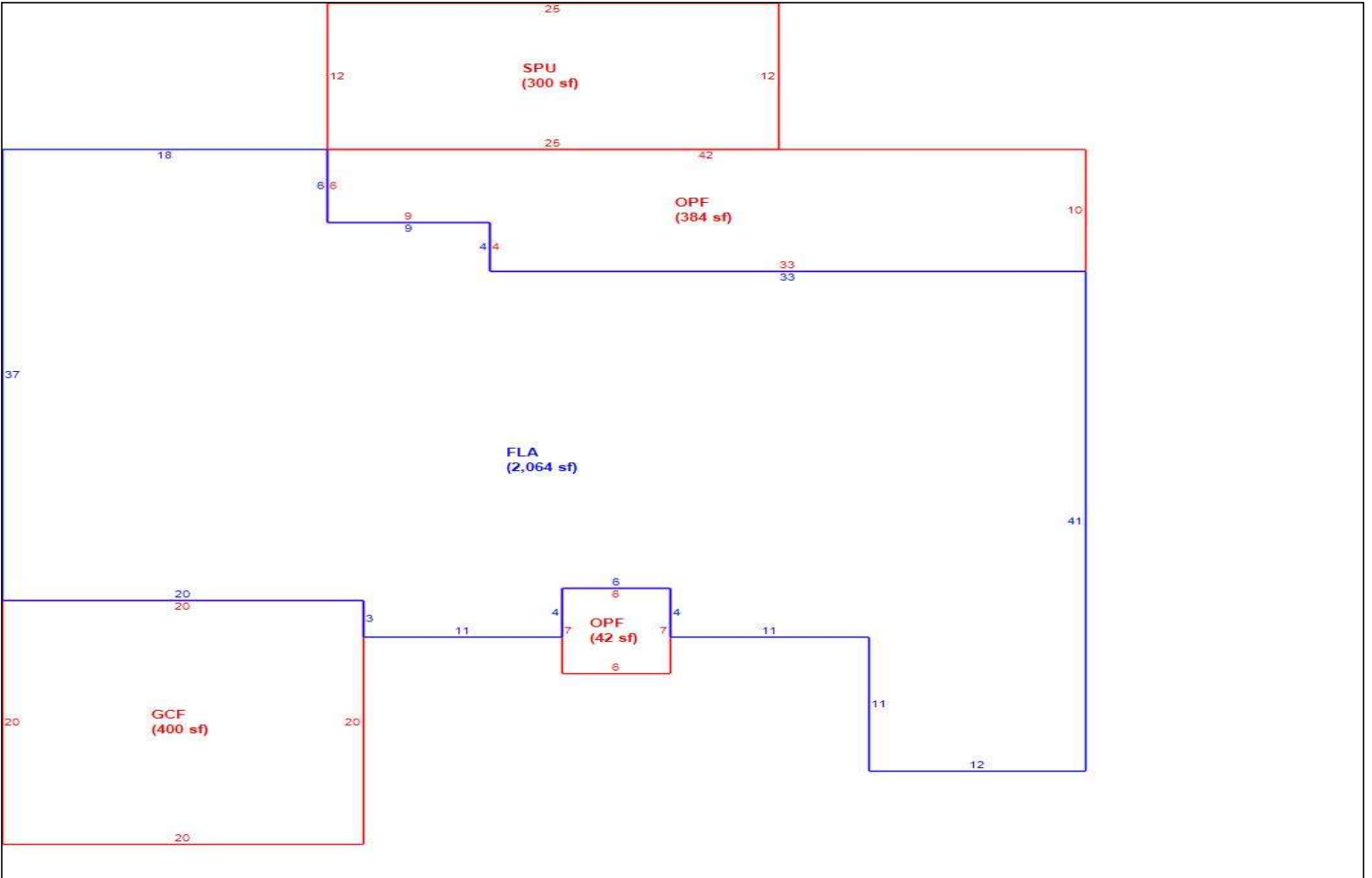
Current Owner		
ALMENDAREZ MARIA C		
1082 PRINCETON DR		
CLERMONT	FL	34711-8063

Property Location		
Site Address 1082 PRINCETON DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 161 ORB 3743 PG 933 ORB 6268 PG 950

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	1.50	1.000	1.000	0	66,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000		
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 273,884 Deprec Bldg Value 265,667 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	2,064	2,064	2064	Effective Area	2064	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	Base Rate	107.73	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	426	0	Building RCN	273,884	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	300	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,064	3,190	2,064	Building RCNLD	265,667	Roof Cover	3	Type AC	03

Alternate Key 3822460
 Parcel ID 21-22-26-0306-000-16100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0319 Comp 3
 PRC Run: 12/10/2024 By cjensen
 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	
2006	2005100588	10-14-2005	01-27-2006	1,000	0000	SPA			
2006	2005080126	09-13-2005	01-27-2006	3,120	0000	SEN 10X26			
2005	2003101373	01-01-2004	08-03-2004	128,700	0000	SFR 1082 PRINCETON DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024003310	6268	0950	12-28-2023	WD	Q	01	I	450,000	035	DISABILITY CIVILIAN	2024	5000
2021162644	5843	0091	08-19-2021	QC	U	11	I	100	039	HOMESTEAD	2024	25000
2021031703	5659	0418	04-27-2020	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3743	0933	01-14-2009	WD	U	U	I	175,000				
	3692	0699	10-20-2008	CT	U	U	I	100				
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
66,000	265,667	0	331,667	0	310617	55,000.00	255617	280617	309,863

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