



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3787738

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.

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 # 2024-0367	Alternate Key: 3787738	Parcel ID: 22-24-26-2305-000-26800
Petitioner Name Ryan, llc 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 15801 BAY VISTA DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes 4 Rent ,llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 317,286	\$ 317,286
2. Assessed or classified use value, *if applicable	\$ 260,650	\$ 260,650
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 260,650	\$ 260,650

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

Last Sale Date 11/4/2015 **Price:** \$13,100 Arm's Length Distressed Book 4715 Page 2236

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3787738	3775247	3775138	3787649
Address	15801 BAY VISTA DR CLERMONT	15755 AUTUMN GLEN AVE CLERMONT	2728 WILSHIRE RD CLERMONT	16017 BAY VISTA DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$374,900	\$376,500	\$400,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.00%	1.20%
Adjusted Sale		\$326,163	\$327,555	\$344,800
\$/SF FLA	\$183.83 per SF	\$213.60 per SF	\$187.82 per SF	\$179.12 per SF
Sale Date		7/25/2023	7/17/2023	9/29/2023
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	1,726	1,527	14925	1,744	-1350	1,925	-14925
Year Built	2000	1999		1999		2001	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	232 sf	35 sf		201 sf		259 sf	
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	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location		good		good		good	
View	good	good		good		good	
		Net Adj. 4.6%	14925	-Net Adj. 0.4%	-1350	-Net Adj. 4.3%	-14925
		Gross Adj. 4.6%	14925	Gross Adj. 0.4%	1350	Gross Adj. 4.3%	14925
Adj. Sales Price	Market Value \$317,286	Adj Market Value	\$341,088	Adj Market Value	\$326,205	Adj Market Value	\$329,875
	Value per SF 183.83						

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 The petitioner used comp 1,2,3,and 6 all in a different sub also they are using an \$87,400 sale all three of our comps are in the same sub.

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: Mohamed Shariff

DATE 11/14/2024

2024-0367 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3787738	15801 BAY VISTA DR CLERMONT	-
2	comp 1	3775247	15755 AUTUMN GLEN AVE CLERMONT	same sub
3	comp 3	3787649	16017 BAY VISTA DR CLERMONT	same sub
4	comp 2	3775138	2728 WILSHIRE RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3787738
Parcel ID 22-24-26-2305-000-26800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0367 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

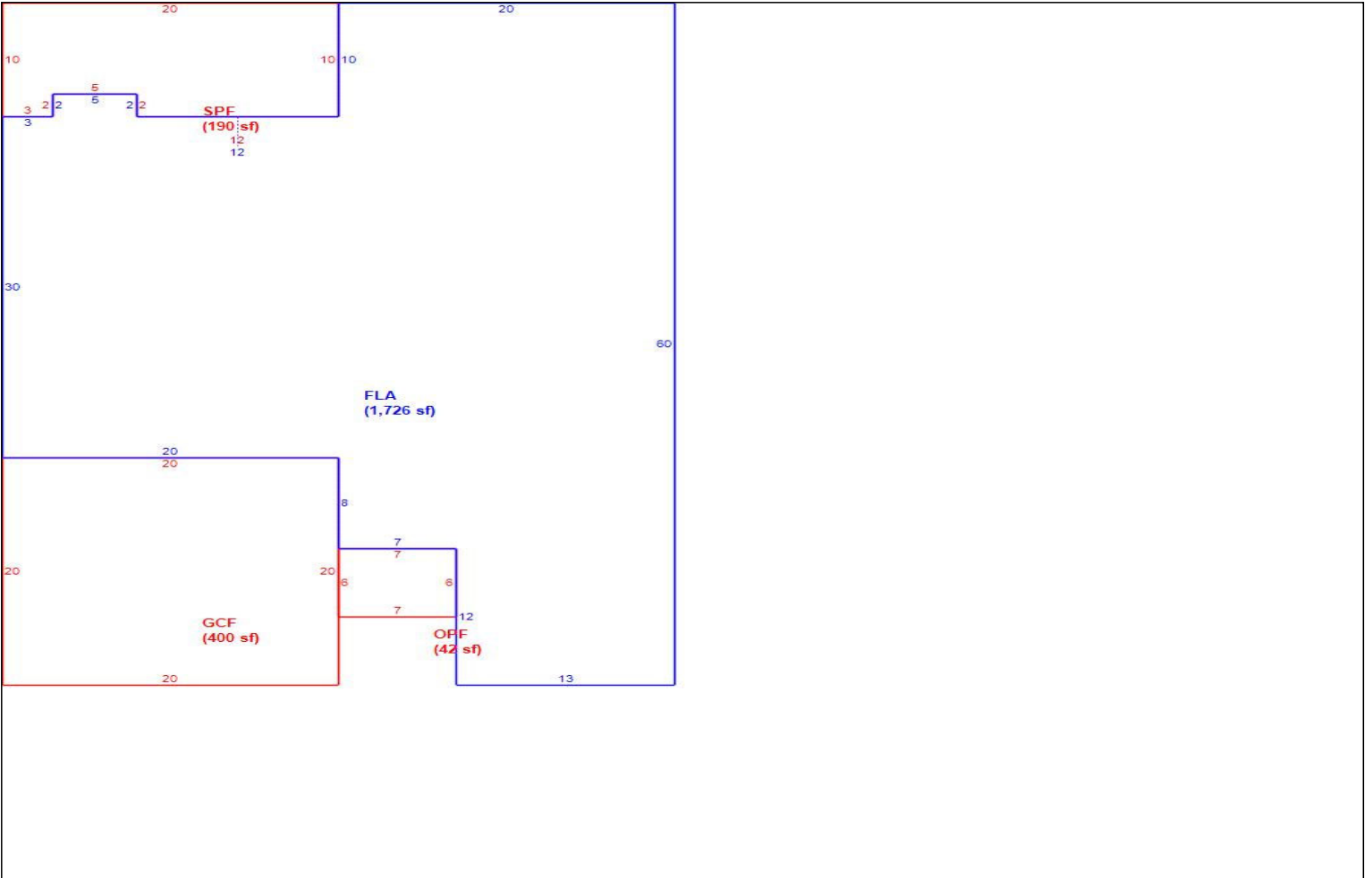
Current Owner		
AMERICAN HOMES 4 RENT PROPERTIES S ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 15801 BAY VISTA DR		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 268 PB 42 PGS 78-80 ORB 4715 PG 2236

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500			
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 245,140
Deprec Bldg Value 237,786		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	1,726	1,726	1726	2000	Effective Area	1726	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		Base Rate	116.38	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0		Building RCN	245,140	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	190	0		Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0	Roof Cover	3
						Building RCNLD	237,786	Type AC	03		
TOTALS		1,726	2,358	1,726							

Alternate Key 3787738
 Parcel ID 22-24-26-2305-000-26800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Subject By
 PRC Run: 12/2/2024
 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
2001	0062339	06-29-2000	02-28-2001	92,000	0000	SFR/15801 BAY VISTA DR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
	4715	2236	11-04-2015	CT	U	U	I	131,000				
	3489	1734	08-06-2007	WD	Q	Q	I	225,000				
	1888	1137	11-30-2000	WD	Q	Q	I	132,200				
								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
79,500	237,786	0	317,286	56636	260650	0.00	260650	317286	309,809

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Alternate Key 3775247
 Parcel ID 22-24-26-2300-000-13000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

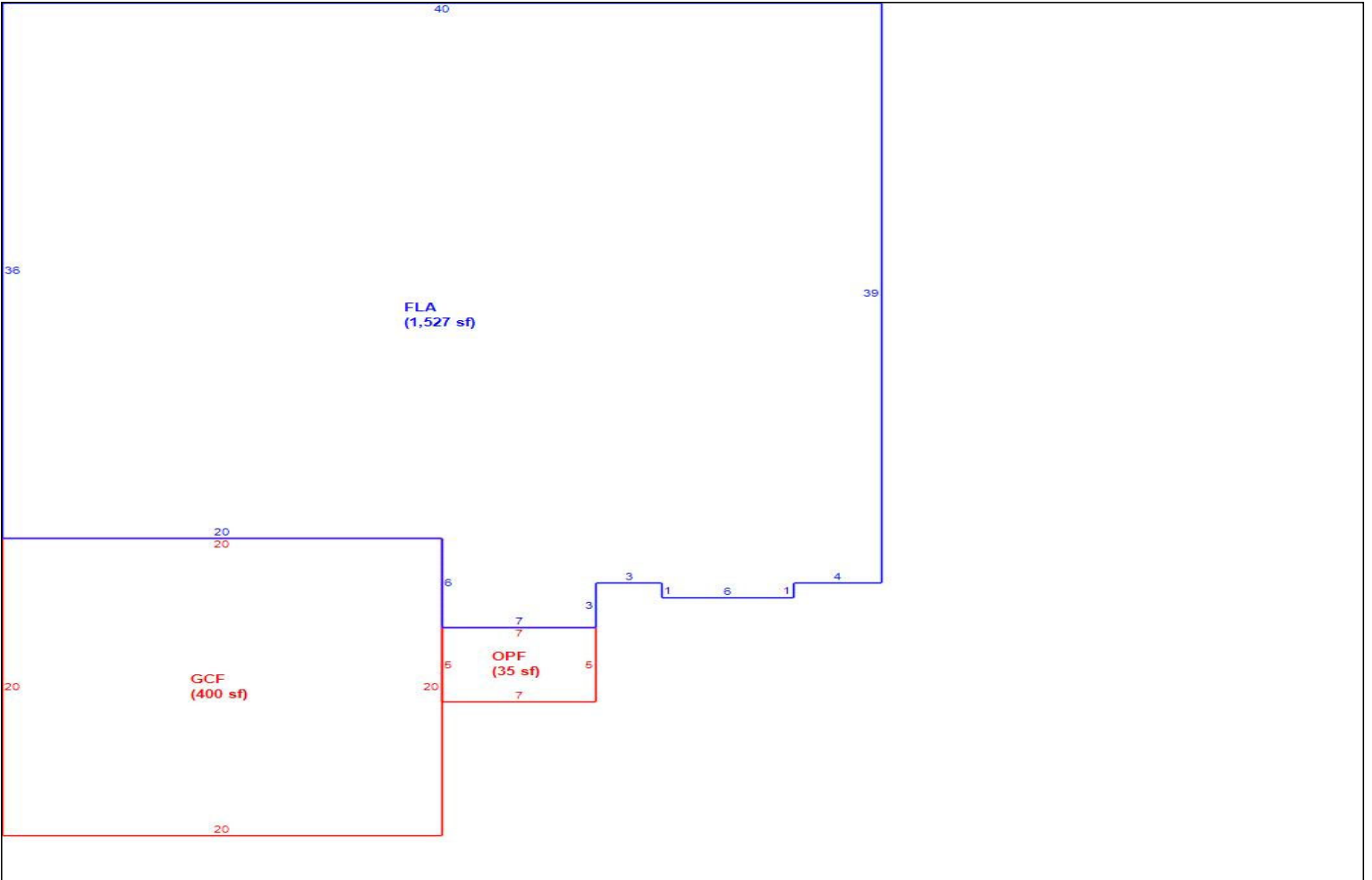
Current Owner		
GARNICA JESSICA M		
15755 AUTUMN GLEN AVE		
CLERMONT	FL	34714

Property Location			
Site Address 15755 AUTUMN GLEN AVE			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-09-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 130 PB 39 PGS 39-41 ORB 6189 PG 1601

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 220,638 Deprec Bldg Value 214,019 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,527	1,527	1527	Effective Area	1527	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	118.02	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	220,638	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,527	1,962	1,527	Building RCNLD	214,019				

Alternate Key 3775247
 Parcel ID 22-24-26-2300-000-13000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Comp 1
 PRC Run: 12/2/2024 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	
2021	2020080877	08-21-2020	12-09-2020	6,707	0002	REPL WINDOWS 10	12-10-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023094989	6189 1601	07-25-2023	WD	Q	01	I	374,900		003	DISABILITY VETERAN	2024	5000
2019026622	5246 2279	02-26-2019	WD	Q	Q	I	210,000		039	HOMESTEAD	2024	25000
	4359 0657	06-24-2013	WD	U	U	I	0		059	ADDITIONAL HOMESTEAD	2024	25000
	3618 1017	04-18-2008	QC	U	U	I	100					
	1781 2397	12-22-1999	WD	Q	Q	I	105,600					
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	
79,500	214,019	0	293,519	0	293519	55,000.00	238519	263519	286,797	

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Alternate Key 3775138
 Parcel ID 22-24-26-2300-000-06900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

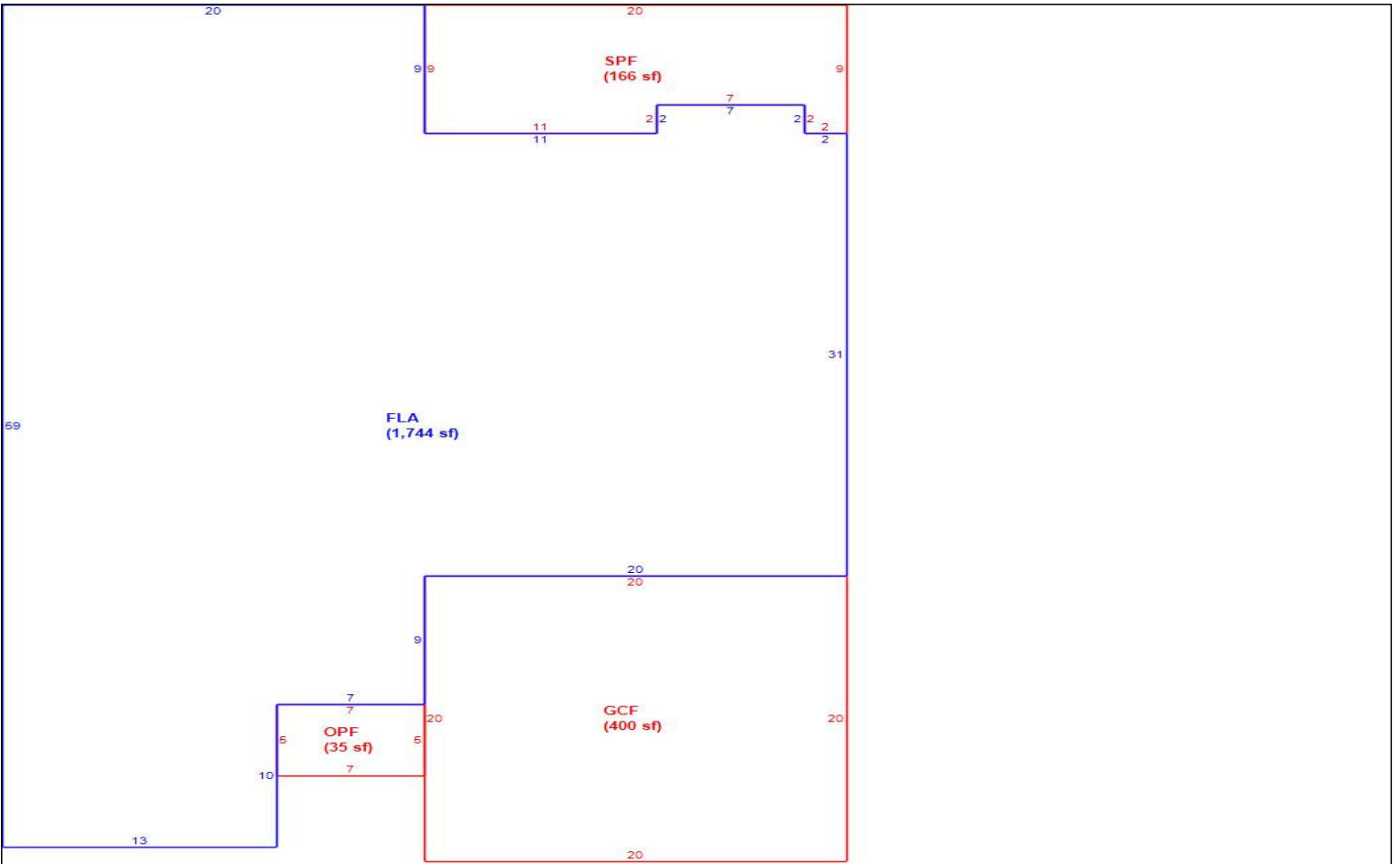
Current Owner		
WILSON VANESSA & WINSTON		
2728 WILSHIRE RD		
CLERMONT	FL	34714

Property Location			
Site Address 2728 WILSHIRE RD			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 69 PB 39 PGS 39-41 ORB 6185 PG 1372

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 246,690
		Deprec Bldg Value	239,289
		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	1,744	1,744	1744	1999	1744	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		116.33	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0		246,690	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	166	0		0	Foundation	3	Fireplaces	0
TOTALS		1,744	2,345	1,744		239,289	Roof Cover	3	Type AC	03

Alternate Key 3775138
 Parcel ID 22-24-26-2300-000-06900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Comp 2
 PRC Run: 12/2/2024 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	SALE	01-01-2006	03-12-2007	1	0000	CHECK VALUES	03-12-2007		
2000	9809024	04-15-1999	12-01-1999	92,000	0000	SFR FOR Y2K			
1999	9809024	09-10-1998	12-01-1998	92,000	0000	SFR/2728 WILSHIRE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023092266	6185 1372	07-17-2023	WD	Q	01	I	376,500					
2021168378	5851 0770	11-18-2021	WD	Q	01	I	358,900					
2019056947	5282 2343	05-06-2019	WD	Q	Q	I	235,000					
2017092979	4992 2304	08-23-2017	WD	Q	Q	I	215,000					
	4551 1224	11-10-2014	WD	Q	Q	I	150,500					
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	
79,500	239,289	0	318,789	0	318789	0.00	318789	318789	311,210	

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Alternate Key 3787649
 Parcel ID 22-24-26-2305-000-23700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

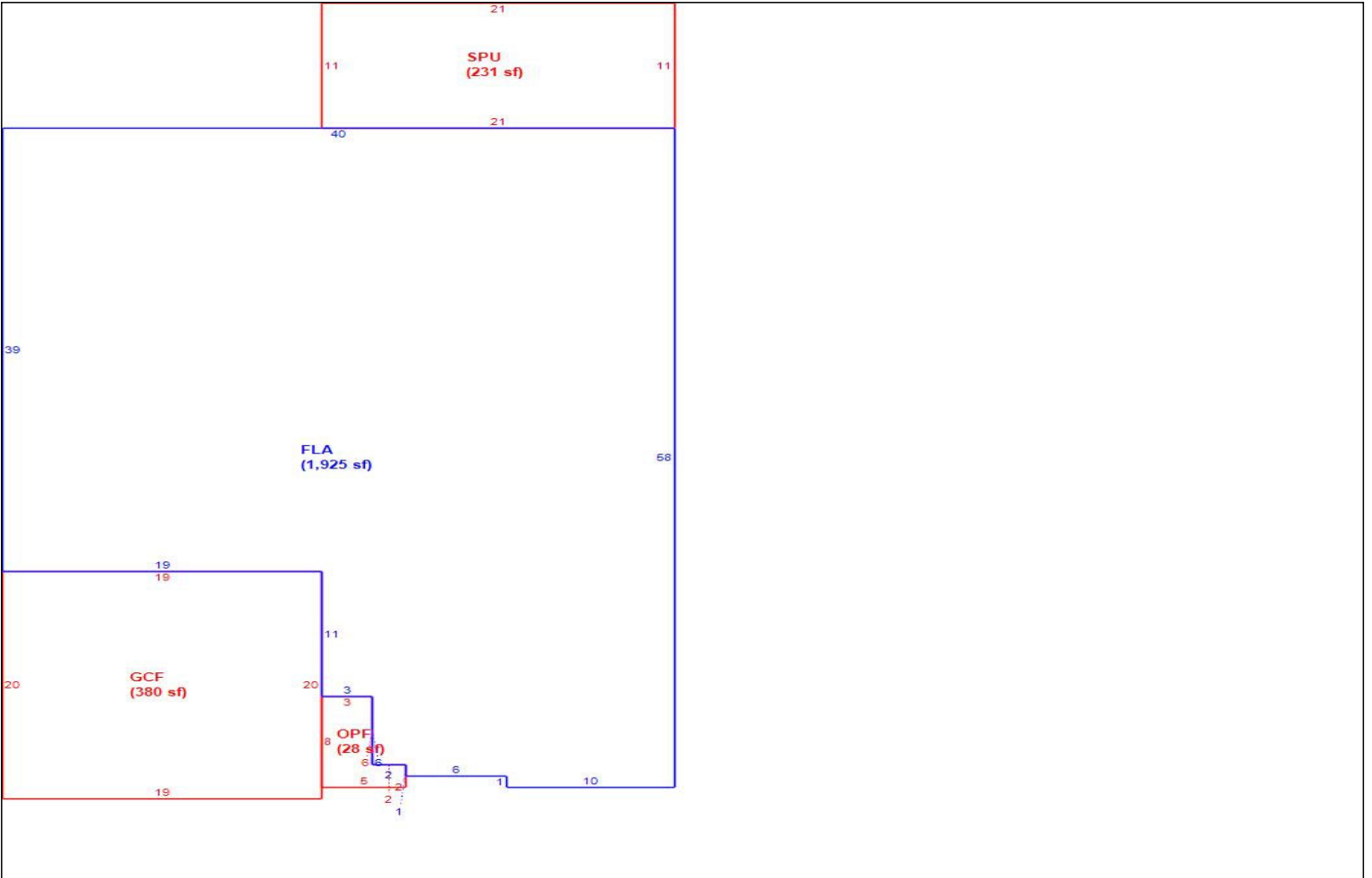
Current Owner		
KHAN ANNEIL & ELIZABETH COCCO		
16017 BAY VISTA DR		
CLERMONT	FL	34714

Property Location		
Site Address 16017 BAY VISTA DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 237 PB 42 PGS 78-80 ORB 6230 PG 2154

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,026
Deprec Bldg Value 258,045		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,925	1,925	1925	Effective Area	1925	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	115.81	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	266,026	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	231	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,925	2,564	1,925	Building RCNLD	258,045				

Alternate Key 3787649
 Parcel ID 22-24-26-2305-000-23700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0367 Comp 3
 PRC Run: 12/2/2024 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	
2004 2002	2003040286 0090385	04-07-2003 01-01-2001	01-15-2004 01-28-2002	3,655 90,909	0000 0000	11X21 SCRNM RM SFR/16017 BAY VISTA DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023130134	6230	2154	09-29-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000
2021130594	5799	0723	09-15-2021	PO	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1934	2056	03-29-2001	WD	Q	Q	I	135,500				
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	
79,500	258,045	0	337,545	0	337545	50,000.00	287545	312545	329,206	

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