

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3504020

Section 194.011, Florida Statutes

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.

	COMPLEMED BY C	AMARKON MELEVA	FINISARDAR	NILEOXALE (V	VALEI)
Petition # 30	24-0406	County Lake		ax year 2024	Date received 9.12.24
	man	Completed By T	RENGINITER	· · ·	
PART 1. Taxpaye	r Information				
	H_Home; CPI Amherst SFR P	rogram Owner, LLC	Representative: R	lyan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	0623260525- 11339 Manda	
Phone 954-740-62	240		Email	Residential	ppeals@ryan.com
The standard way t	o receive information is b	by US mail. If possible	e, I prefer to receive	e information b	oy 🗹 email 📋 fax.
	petition after the petition of at support my statement.	deadline. I have attac	hed a statement o	f the reasons l	l filed late and any
your evidence to evidence. The V Type of Property	o the value adjustment boa /AB or special magistrate Res. 1-4 units Indust	ard clerk. Florida law a ruling will occur unde	llows the property a er the same statutor	ppraiser to cro y guidelines as charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
					Susiness machinery, equipment
PART 2. Reason	for Petition Che	ck one. If more than	one, file a separa	ate petition.	
Real property va Denial of classif		ease 🗍 increase	Denial of exen		pr enter type:
– • •	t substantially complete	on January 1			by of application.)
Tangible persona return required b		ust have timely filed	a Qualifying impro	vement (s. 193. control (s. 193.1	1555(5), F.S.) or change of 55(3), 193.1554(5), or
	this is a joint petition. At that they are substantia				erty appraiser's
by the request group.		etitions for multiple un	its, parcels, or acco	ounts, provide t	nutes. The VAB is not bound he time needed for the entire
· ·		•			
evidence directly to appraiser's evidence	ce. At the hearing, you have	at least 15 days befor ave the right to have	e the hearing and witnesses sworn.	make a writter	n request for the property
of your property red information redacted	cord card containing info	rmation relevant to th	e computation of y	our current as	e property appraiser a copy sessment, with confidential id the property record card

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.

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PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you are authori without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to con collector.	zing a representative listed in pa representation to this form.	rt 5 to represent you
□ I authorize the person I appoint in part 5 to have access to any co Under penalties of perjury, I declare that I am the owner of the proper 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 empresentatives.	ployee or you are one of the follo	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475, Flor	ida Statutes (license number F	<u>RD6182)</u> .
A Florida real estate broker licensed under Chapter 475, Florida).
A Florida certified public accountant licensed under Chapter 473	, Florida Statutes (license numbe	ər).
I understand that written authorization from the taxpayer is required appraiser or tax collector.	for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization to file that the owner's authorized representative for purposes of filing this punder s. 194.011(3)(h), Florida Statutes, and that I have read this period.	petition and of becoming an ager	nt for service of process
am the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this period.	petition and of becoming an ager etition and the facts stated in it a	nt for service of process re true.
am the owner's authorized representative for purposes of filing this punder s. 194.011(3)(h), Florida Statutes, and that I have read this po	petition and of becoming an ager	nt for service of process
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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				RES	SIDENTIA	L			
The Petitioner is: □ Tayapyer of Record ☑ Tayapyer	Petition #	1	2024-0406		Alternate K	ey: 3504020	Parcel II	D: 06-23-26-052	5-000-02700
TRIM Notice Traile presented by Prop Approvement Value arter Board Action 1. Just Value, required \$ 327,264 \$ 327,264 \$ 327,264 2. Assessed or classified use value, 'if applicable \$ 276,440 \$ 276,440 \$ 276,440 3. Exempt value, 'required \$ 276,440 \$ 276,440 \$ 276,440 \$ 276,440 4. Taxable Value, 'required \$ 276,440 \$ 276,440 \$ 276,440 \$ 276,440 *All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 6/14/2019 Price: \$ 220,300 > Am*s Length Distressed Book \$ 529 Page \$ 560 ITEM Subject Comparable #1 Comparable #2 Comparable #3 \$ 386,377 Address 11339 MANDARIN DR 12922 ERYN BLVD 816 377,000 \$ 446,000 CcLERMONT CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT 22 miles \$ 380,000 \$ \$ 370,000 \$ \$ 445,000 Cost of Sale - 15% - 15% - 15% - 15% - 15% - 15% - 15% - 15	Petitioner Name The Petitioner is:			-				Check if Mu	Itiple Parcels
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3. Exempt value, *enter "0" if none \$ - - 4. Taxable Value, *required \$ 276,440 \$ 276,440 \$ 276,440 *All values entered should be county taxable values, School and other taxing authority values may differ. - - Last Sale Date 6/14/2019 Price: \$ 240,300 Am* Length Distressed Book 5299 Page 566 ITEM Subject Comparable #1 Comparable #2 Comparable #3 3863577 Address 11339 MANDARIN DR 12922 ERVN BLVD 810 TRIPLE CROWN CT CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT S445,000 5369,700 \$4445,000 5360,710 \$346,702,445 5329,080 \$498,180 \$330,710 \$356,711 \$322,080 \$498,180 \$330,710 \$356,711 \$222,75 \$157 \$220,75 \$168 \$221,75 \$157 \$221,75 \$157 \$221,75 \$157 \$340 \$340,710 \$3445,100 \$340,710 \$340,710 \$3407,110 \$3350,710 \$340,710	1. Just Value, rec	quired			\$ 327,20	64 \$	327,26	4	
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Adi Sales Price Market Value \$327,264 Adj Market Value \$340,930 Adj Market Value \$399,780 Adj Market Value \$327,160				-		-			
Adi Sales Price				Gross Adj. 3.6%		Gross Adj. 19.8%		Gross Adj. 16.3%	
Value per SF 222.78	Adi Salas Prica	Market Value	\$327,264	Adj Market Value	\$340,930	Adj Market Value	\$399,780	Adj Market Value	\$327,160
		Value per SF	222.78						

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 comp 2 is 1526 sf not 1794 sf, the petitioner is taking 15 % off after adjustment was made base on our three comps we feel that our value is good.

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.

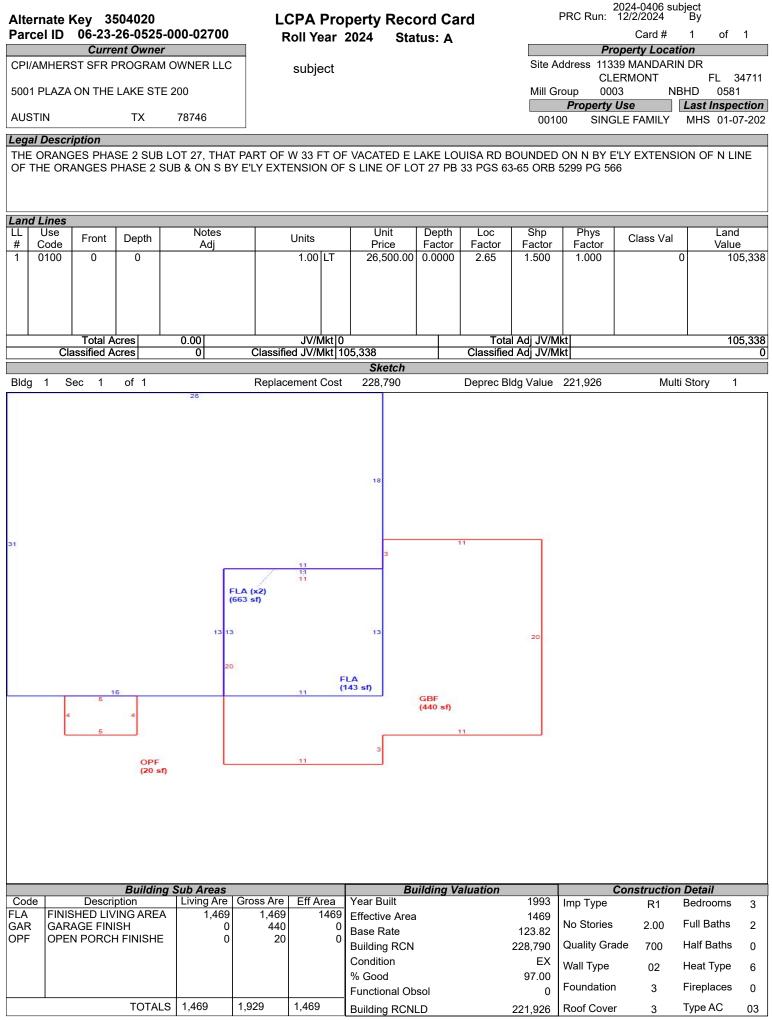
DEPUTY: Mohamed Shariff

DATE 11/14/2024

2024-0406 Comn Man



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3504020	11339 MANDARIN DR	
-			CLERMONT	-
2	comp 2	3863629	810 TRIPLE CROWN CT	
		0000020	CLERMONT	.07 miles
3	comp 1	3515374	12922 ERYN BLVD	
5	comp i	5515574	CLERMONT	same sub
4		3863577	3546 FOXCHASE DR	
4	comp 3	3003377	CLERMONT	.22 miles
5				
6				
7				
8				



105,338

221,926

0

327,264

LCPA Property Record Card Roll Year 2024 Status: A

2024-0406 subject PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features														
	*Only the first 10 records are reflected below														
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value														
L	ł														

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2020	SALE	01-01-2019	01-07-2020	1	0099	CHECK VALUE	01-07-2020						

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2019070416 2018143749	5299 5210 4715 4515 1263	0566 1667 0739 0619 1835	06-14-2019 12-04-2018 12-08-2015 07-23-2014 12-01-1993	WD WD QC WD	Q Q Q D Q	Q Q Q D Q		240,300 179,000 160,000 100 79,400					
										Total		0.00	
	Value Summary												
Land Value Bldg	and Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu												

276440

0.00

276440

327264

320,493

50824

Alte	rnate	Key 3	515374		10	CPA Pro	perty Reco	ord Ca	2024-0406 comp 1 PRC Run: 12/2/2024 By					
			26-0525-0	00-01800		Roll Year		tus: A				Card #	1 of	1
			ent Owner									perty Loca		
DAV	'IS MAT	THEW R &	& STEPHANI	EM		comp 1				Site A		22 ERYN BL' ERMONT		34711
1292	22 ERYI	N BLVD								Mill G	roup 000)3 N	BHD 05	31
CLE	RMONT	г	FL	34711						001	Property 00 SING	LE FAMILY	Last Insp MHS 10-	
Lega	al Desci	ription												
OF ⁻	THE N 8		SE 2 SUB LO OF LOT 18				VACATED E I	AKE LO	UISA RD B	OUNDED	ON N & S E	3Y THE E'LY	EXTENSIC	ONS
LL	d Lines Use	Front	Depth	Notes	- T	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lar	
#	Code 0100	0	0	Adj		1.00 LT	Price 26,500.00	Factor 0.0000	Factor 2.65	Factor 1.000	Factor 1.000	Class Val	vai	ue 70,225
	0100	0	0			1.00 E1	20,300.00	0.0000	2.05	1.000	1.000			10,223
		Total A	cres	0.00		JV/Mkt 0			 Tota	l Adj JV/M	 kt			70,225
	С	lassified A		0	Classifi	ed JV/Mkt 7				Adj JV/N				0
Dida	. 1 0	200 1	of 1		Daplaa	amont Coat	Sketch		Denroe Di		109 760	N.4 i	ti Ston (0
Bldg	1 3	Sec 1	of 1		Replac	ement Cost	218,418	1	Deprec Bl	dg value	198,760	MU	ti Story	0
21			22 iBF 162 sf) 22		21 28	SPU (192 sf) 18	12		44 FLA (1,232 sf)				28	
Cod FLA GAR SPU	FINI GAF	RAGE FIN	ING AREA	Sub Areas Living Are 1,232 0 0	Gross Are 1,232 462 192	Eff Area 1232 0 0	Year Built Effective Area Base Rate Building RCN Condition % Good			1994 1232 137.53 218,418 G 91.00	Imp Type No Stories Quality Gra Wall Type Foundation	02	n Detail Bedrooms Full Baths Half Baths Heat Type Fireplaces	2 0 6
			TOTALS	1,232	1,886	1,232	Functional Ob Building RCNI			0 198,760	Roof Cover	-	' Type AC	03
L				L .	•		Danaing NON	<u> </u>		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		5	, .	00

70,225

198,760

0

268,985

LCPA Property Record Card Roll Year 2024 Status: A

2024-0406 comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below														
Code															

				Build	ing Pern	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2020	2019030958	03-28-2019	10-31-2019	13,790	0002	REPL WINDOWS 6	10-31-2019	
	9903101	03-11-1999	05-11-2000	3,000	0000	12X16 SCRN RM		

			Sales Inform		Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023107527	6204 1510 1496 1463 1275	0486 2363 2237 0479 0497	08-29-2023 04-01-1997 09-01-1996 09-01-1996 01-31-1994	WD MI WD CT WD	QQDDQ	01 Q U U Q		380,000 76,000 0 74,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000	
Value Summary												50,000.00	
Land Value Bldg													

185995

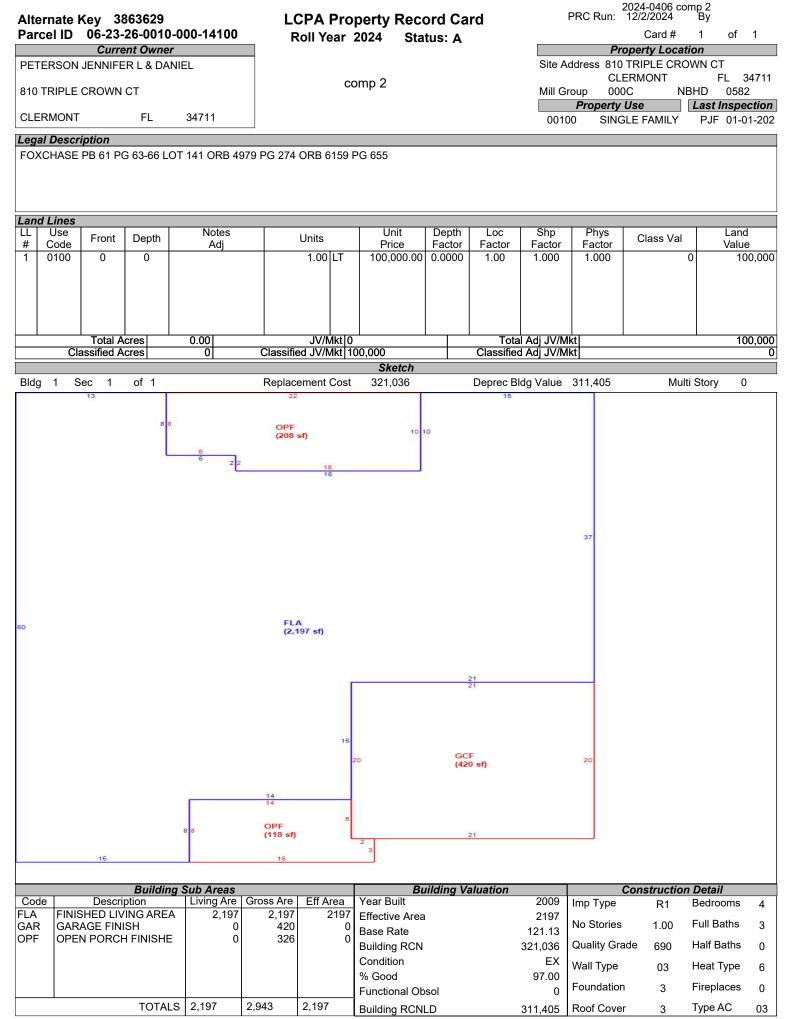
50,000.00

135995

160995

263,066

0



Alternate Key 3863629 Parcel ID 06-23-26-0010-000-14100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0406 comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

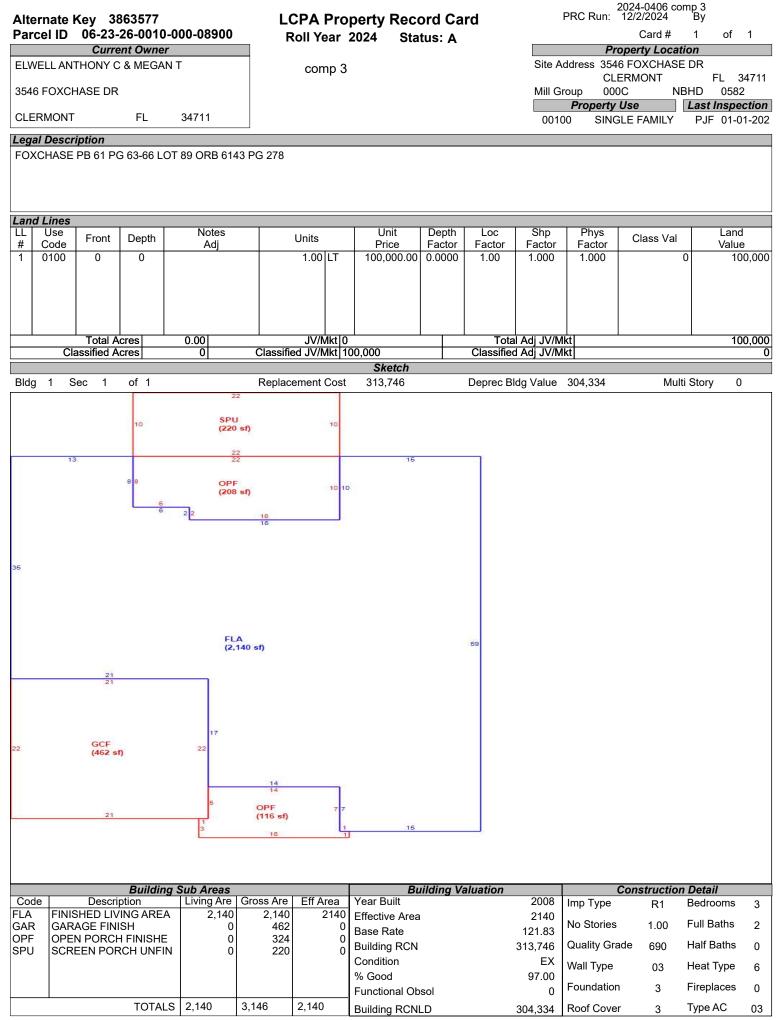
Total

50,000.00

Parcel	06-23-28-0010-000-14100					Rol	I Yea	r 202	4 Sta	itus: A			Card #	1 1	ווכ
								Miscell	aneous F	eatures					
						*Only	the fi	irst 10	records a	re reflected b	pelow				
Code		Descrip			Uni		Туре		it Price	Year Blt	Effect Y		%Good		· Value
	SWIMMING I		RESIDEN	ITIAL		6.00		SF	46.00	2011	2011	15456.0			13,138
	POOL/COOL			TUDE		4.00		SF	7.33	2011	2011	6700.0			4,690
SEN2	SCREEN EN	CLOSE	DSTRUC	TURE	215	0.00	5	SF	3.50	2011	2011	7525.0	70.00		5,268
	1							Bui	Iding Peri	mits					
Roll Yea	ar Permit	ID	Issue Da	ate C	omp D	ate	Am	ount	Type		otion	Review I	Date C	O Date	
2012	20110048	3	04-28-20)11 12	2-05-2	011	5,300			SCRN ENCL POL		12-05-2	011		
2012	20110032	-	03-21-20			05-2011			30,350 0003				12-05-2	-	
2010	20090075	8	07-27-20	09 02	2-03-2	010		80,00	0 0001	SFR 810 TRI	PLE CRC	WN CT	02-03-2	010	
				Sales In	nforma	ation						Exer	nptions		
Instru	Instrument No Book/Page Sale Date						Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	<u>,</u>	Year	Amount
202	3070566	6159	0655	06-05-2	2023	WD	Q	01	I	570,000	039	HOMESTEA		2024	
	1031083	5658	0170	01-28-2		QC	U	11	I	100	059	ADDITIONAL HOM	ESTEAD	2024	25000
201	7081702	4979	0274	07-26-2		WD	Q	Q	I	290,000					
		4461	0657	03-31-2		WD	Q	Q		262,000					
		3841	1544	10-19-2	2009	WD	Q	Q		225,900					

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
100,000	311,405	23,096	434,501	0	434501	50,000.00	384501	409501	424,914



100,000

304,334

0

404,334

LCPA Property Record Card Roll Year 2024 Status: A

2024-0406 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					
2010	200900895	08-14-2009	02-08-2010	4,000	0002	BATHROOM REMODEL	02-08-2010				
2010	200900781	07-28-2009	02-08-2010	5,850	0003	SEN	02-08-2010				
2009	200801020	04-03-2008	02-11-2009	78,000	0000	SFR 3546 FOXCHASE DR					

Sales Information										Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U Code Vac/Imp Sale Price		Code	Description	Year	Amount			
2023057855 2022073504	6143 5963 3789	0278 2368 1690	05-11-2023 05-19-2022 06-12-2009	WD WD WD	Q Q Q	01 01 Q	 	445,000 270,000 204,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
									Total 50,000.0				
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													

294284

50,000.00

244284

269284

394,617

0