



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3504020

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 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0406	Alternate Key: 3504020	Parcel ID: 06-23-26-0525-000-02700
Petitioner Name Ryan, llc c/o 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 11339 MANDARIN DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CPI/Amherst sfr program owner llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 327,264	\$ 327,264
2. Assessed or classified use value, *if applicable	\$ 276,440	\$ 276,440
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 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 Arm's Length Distressed **Book** 5299 **Page** 566

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3504020	3515374	3863629	3863577
Address	11339 MANDARIN DR CLERMONT	12922 ERYN BLVD CLERMONT	810 TRIPLE CROWN CT CLERMONT	3546 FOXCHASE DR CLERMONT
Proximity		same sub	.07 miles	.22 miles
Sales Price		\$380,000	\$570,000	\$445,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.40%	2.80%
Adjusted Sale		\$329,080	\$498,180	\$390,710
\$/SF FLA	\$222.78 per SF	\$267.11 per SF	\$226.75 per SF	\$182.57 per SF
Sale Date		8/29/2023	6/5/2023	5/11/2023
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	1,469	1,232	11850	2,197	-36400	2,140	-33550
Year Built	1993	1994		2009	-32000	2008	-30000
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	20 SF	192 sf		326 sf		220 sf	
Pool	N	N	0	Y	-20000	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		good	
View	good	good		good		good	
		Net Adj. 3.6%	11850	-Net Adj. 19.8%	-98400	-Net Adj. 16.3%	-63550
		Gross Adj. 3.6%	11850	Gross Adj. 19.8%	98400	Gross Adj. 16.3%	63550
Adj. Sales Price	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 CLERMONT	.07 miles
3	comp 1	3515374	12922 ERYN BLVD CLERMONT	same sub
4	comp 3	3863577	3546 FOXCHASE DR CLERMONT	.22 miles
5				
6				
7				
8				

Alternate Key 3504020
Parcel ID 06-23-26-0525-000-02700

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

Current Owner		
CPI/AMHERST SFR PROGRAM OWNER LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

subject

Property Location		
Site Address 11339 MANDARIN DR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 01-07-202

Legal Description

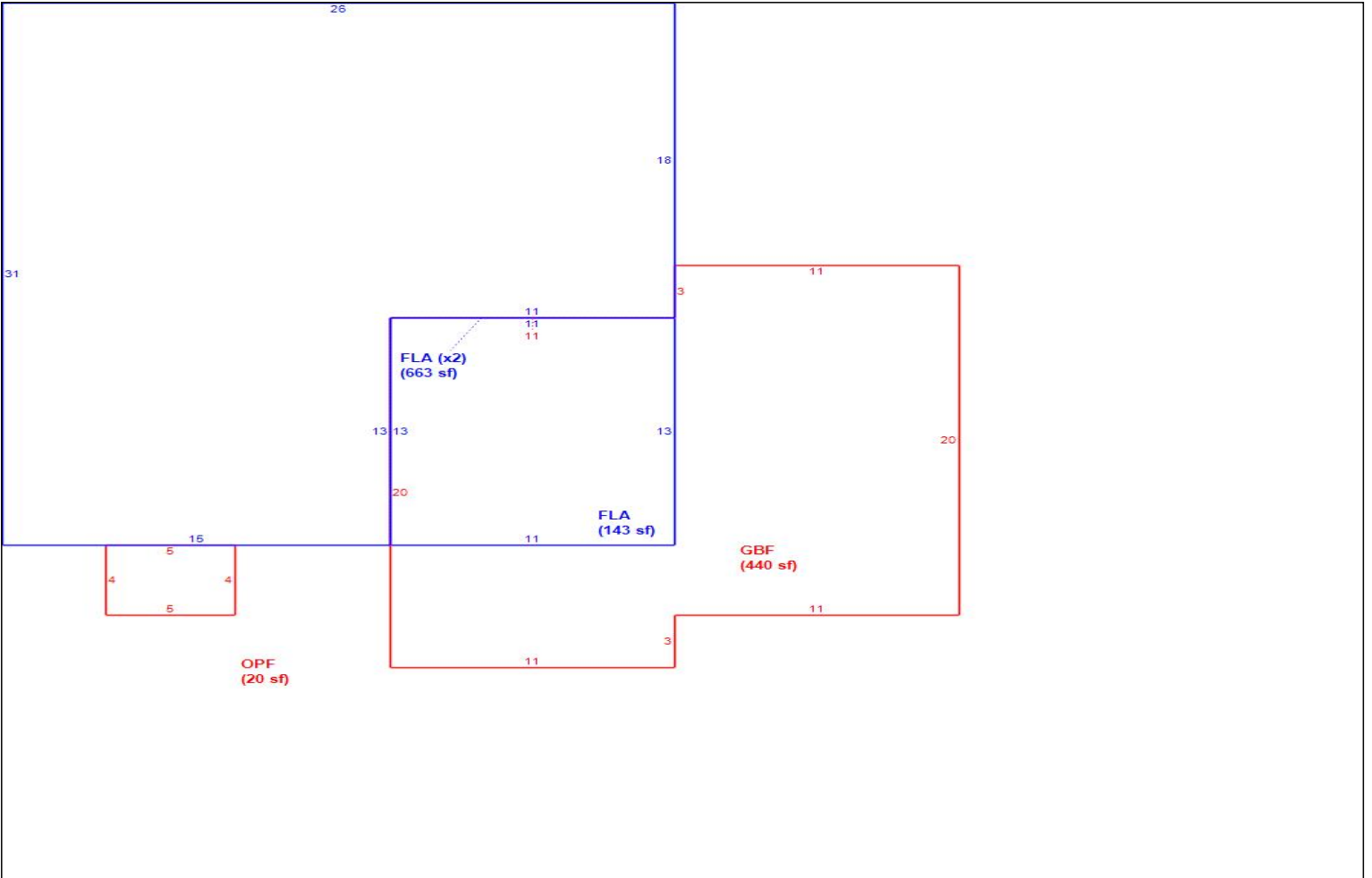
THE ORANGES PHASE 2 SUB LOT 27, THAT PART OF W 33 FT OF VACATED E LAKE LOUISA RD BOUNDED ON N BY E'LY EXTENSION OF N LINE OF THE ORANGES PHASE 2 SUB & ON S BY E'LY EXTENSION OF S LINE OF LOT 27 PB 33 PGS 63-65 ORB 5299 PG 566

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	2.65	1.500	1.000	0	105,338
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		105,338				
Classified Acres		0		Classified JV/Mkt 105,338		Classified Adj JV/Mkt		0				

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 228,790 Deprec Bldg Value 221,926 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,469	1,469	1469	1993	1469	123.82	No Stories	2.00	Full Baths 2
GAR	GARAGE FINISH	0	440	0	228,790	228,790	EX	Quality Grade	700	Half Baths 0
OPF	OPEN PORCH FINISHE	0	20	0	97.00	97.00	0	Wall Type	02	Heat Type 6
TOTALS		1,469	1,929	1,469	0	0	0	Foundation	3	Fireplaces 0
					Building RCNLD	221,926		Roof Cover	3	Type AC 03

Alternate Key 3504020
 Parcel ID 06-23-26-0525-000-02700

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	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	SALE	01-01-2019	01-07-2020	1	0099	CHECK VALUE	01-07-2020	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2019070416	5299	0566	06-14-2019	WD	Q	Q	I	240,300				
2018143749	5210	1667	12-04-2018	WD	Q	Q	I	179,000				
	4715	0739	12-08-2015	WD	Q	Q	I	160,000				
	4515	0619	07-23-2014	QC	U	U	I	100				
	1263	1835	12-01-1993	WD	Q	Q	I	79,400				
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
105,338	221,926	0	327,264	50824	276440	0.00	276440	327264	320,493

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 3515374
 Parcel ID 06-23-26-0525-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

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

Current Owner		
DAVIS MATTHEW R & STEPHANIE M		
12922 ERYN BLVD		
CLERMONT	FL	34711

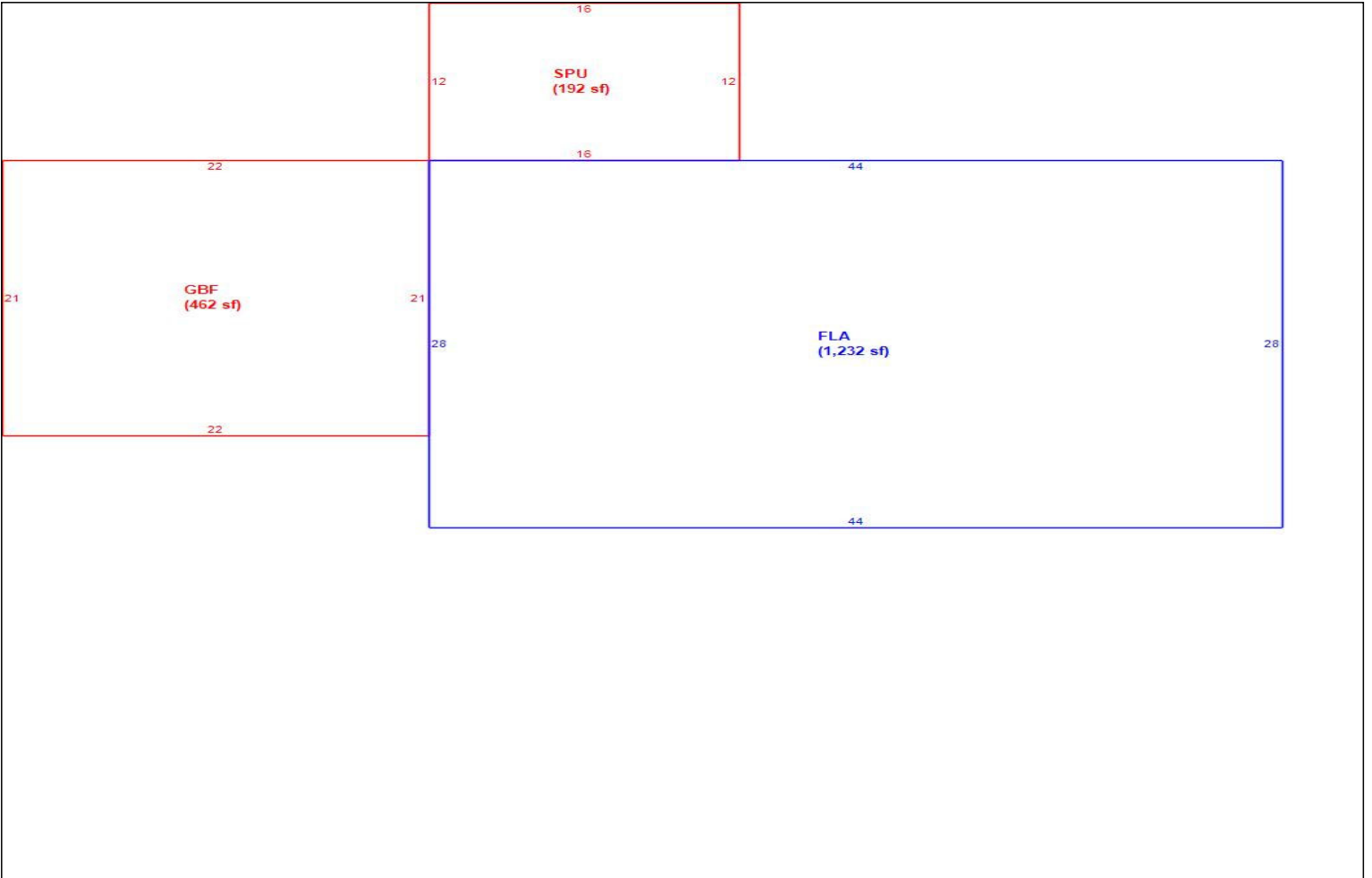
comp 1

Property Location			
Site Address	12922 ERYN BLVD		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	10-31-201

Legal Description
 THE ORANGES PHASE 2 SUB LOT 18, THAT PART OF W 33 FT OF VACATED E LAKE LOUISA RD BOUNDED ON N & S BY THE E'LY EXTENSIONS OF THE N & S LINES OF LOT 18 PB 33 PGS 63-65 ORB 6204 PG 486

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	2.65	1.000	1.000	0	70,225	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,225			
Classified Acres		0		Classified JV/Mkt		70,225		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 218,418 Deprec Bldg Value 198,760 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,232	1,232	1232	1994	1232	137.53	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	462	0				Quality Grade	700	Half Baths
SPU	SCREEN PORCH UNFIN	0	192	0				Wall Type	02	Heat Type
TOTALS		1,232	1,886	1,232	Building RCN	218,418		Foundation	3	Fireplaces
					Condition	G		Roof Cover	3	Type AC
					% Good	91.00				
					Functional Obsol	0				
					Building RCNLD	198,760				

Alternate Key 3515374
 Parcel ID 06-23-26-0525-000-01800

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	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	2019030958	03-28-2019	10-31-2019	13,790	0002	REPL WINDOWS 6	10-31-2019		
2000	9903101	03-11-1999	05-11-2000	3,000	0000	12X16 SCRNM RM			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023107527	6204	0486	08-29-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
	1510	2363	04-01-1997	MI	Q	Q	I	76,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1496	2237	09-01-1996	WD	U	U	I	0				
	1463	0479	09-01-1996	CT	U	U	I	0				
	1275	0497	01-31-1994	WD	Q	Q	I	74,500				
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	
70,225	198,760	0	268,985	0	185995	50,000.00	135995	160995	263,066	

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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

Current Owner		
PETERSON JENNIFER L & DANIEL		
810 TRIPLE CROWN CT		
CLERMONT	FL	34711

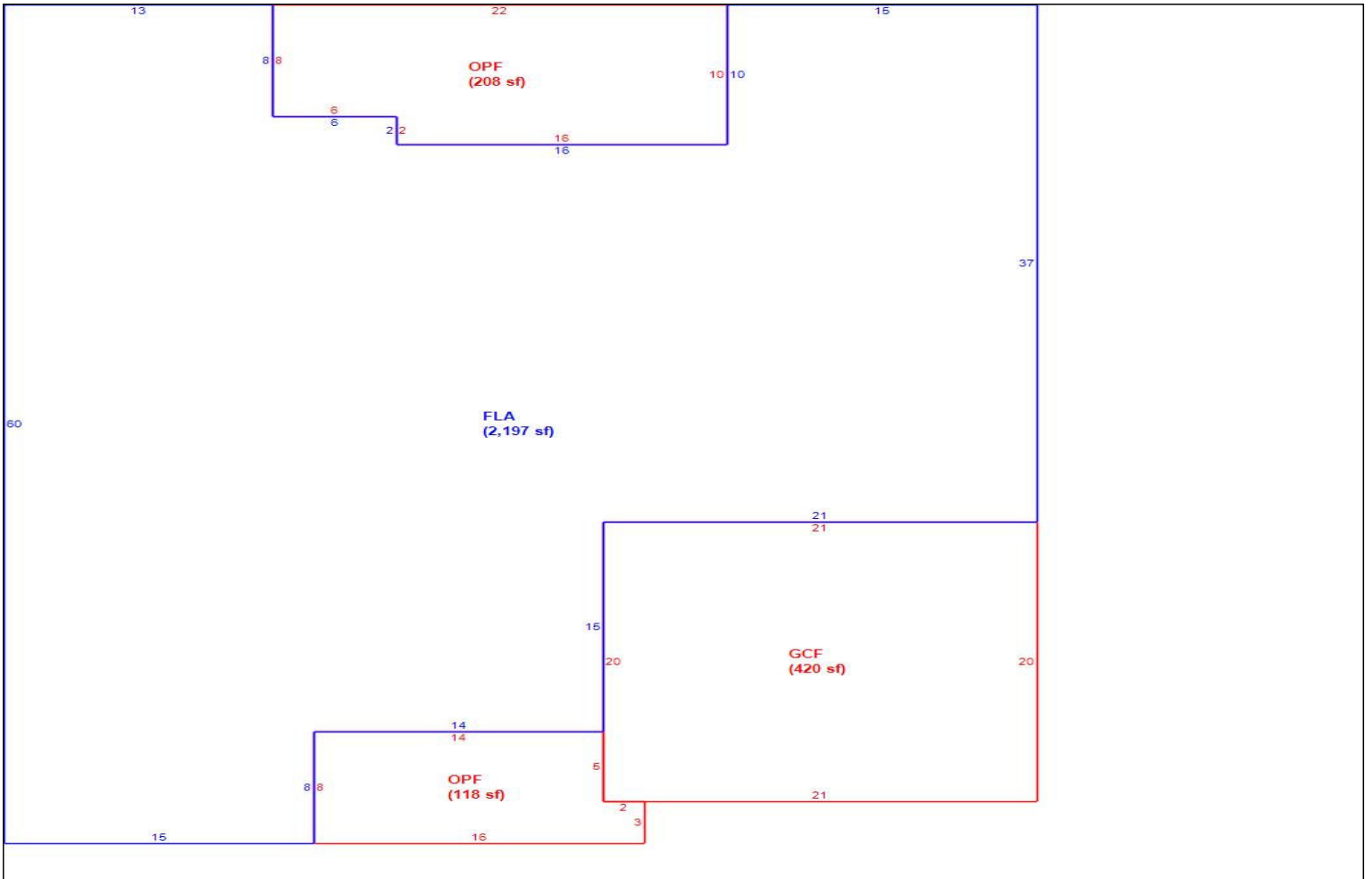
comp 2

Property Location			
Site Address 810 TRIPLE CROWN CT			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 141 ORB 4979 PG 274 ORB 6159 PG 655

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 321,036
		Deprec Bldg Value	311,405
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,197	2,197	2197	2009	2197	121.13	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0				Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	326	0				Wall Type	03	Heat Type	6
					Building RCN	321,036		Foundation	3	Fireplaces	0
					Condition	EX		Roof Cover	3	Type AC	03
					% Good	97.00					
					Functional Obsol	0					
TOTALS		2,197	2,943	2,197	Building RCNLD	311,405					

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

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
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2011	2011	15456.00	85.00	13,138
PLD3	POOL/COOL DECK	914.00	SF	7.33	2011	2011	6700.00	70.00	4,690
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2011	2011	7525.00	70.00	5,268

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	201100483	04-28-2011	12-05-2011	5,300	0002	SCRN ENCL	12-05-2011		
2012	201100323	03-21-2011	12-05-2011	30,350	0003	POL	12-05-2011		
2010	200900758	07-27-2009	02-03-2010	80,000	0001	SFR 810 TRIPLE CROWN CT	02-03-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070566	6159	0655	06-05-2023	WD	Q	01	570,000	039	HOMESTEAD	2024	25000
2021031083	5658	0170	01-28-2021	QC	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017081702	4979	0274	07-26-2017	WD	Q	Q	290,000				
	4461	0657	03-31-2014	WD	Q	Q	262,000				
	3841	1544	10-19-2009	WD	Q	Q	225,900				
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
100,000	311,405	23,096	434,501	0	434501	50,000.00	384501	409501	424,914

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Alternate Key 3863577
 Parcel ID 06-23-26-0010-000-08900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0406 comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
ELWELL ANTHONY C & MEGAN T		
3546 FOXCHASE DR		
CLERMONT	FL	34711

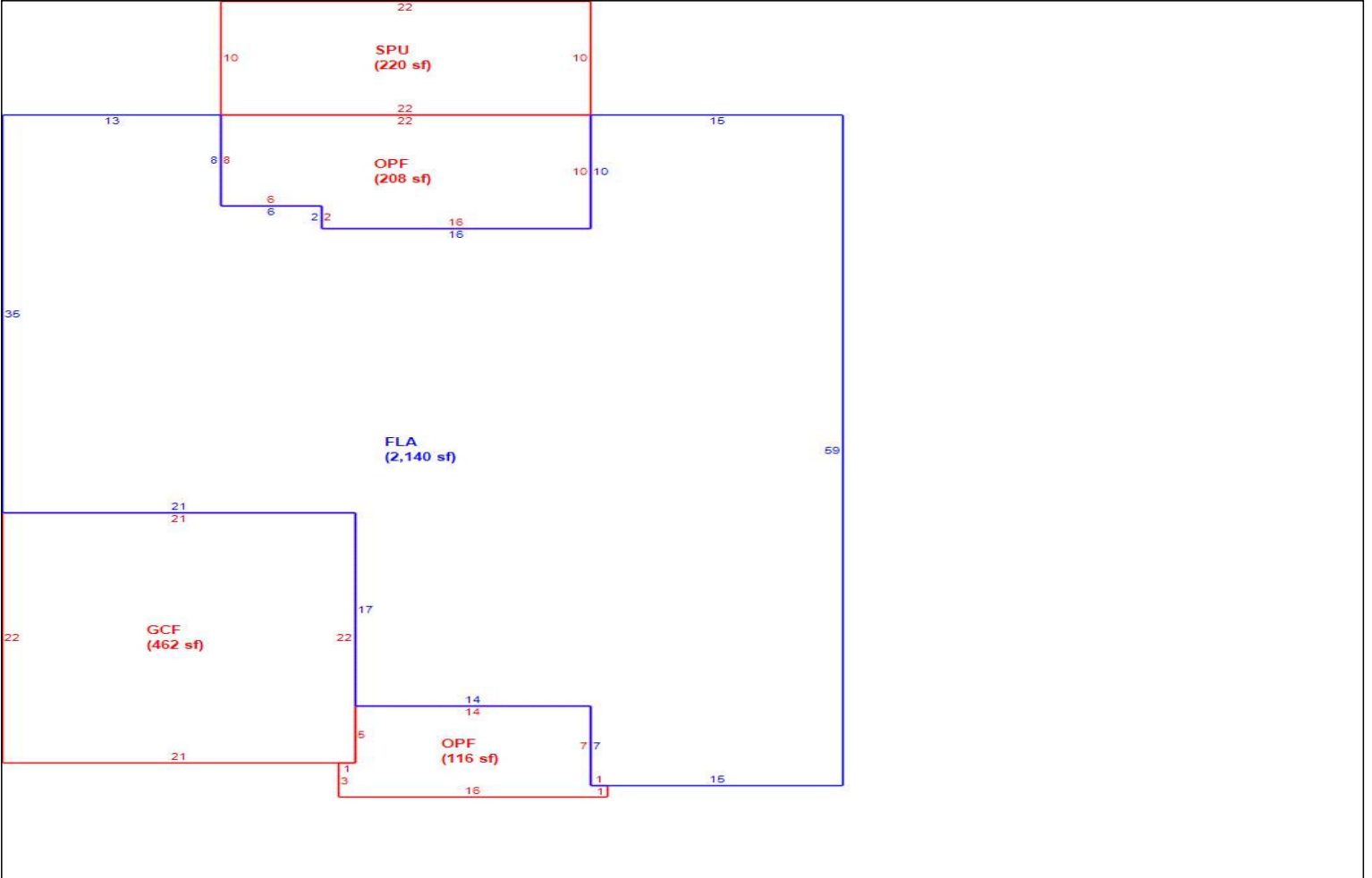
comp 3

Property Location			
Site Address	3546 FOXCHASE DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 89 ORB 6143 PG 278

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 313,746
		Deprec Bldg Value 304,334	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,140	2,140	2140	Effective Area	2140	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	121.83	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	324	0	Building RCN	313,746	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	220	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,140	3,146	2,140	Building RCNLD	304,334	Roof Cover	3	Type AC	03

Alternate Key 3863577
 Parcel ID 06-23-26-0010-000-08900

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	6143	0278	05-11-2023	WD	Q	01	I	445,000	039	HOMESTEAD	2024	25000
2022073504	5963	2368	05-19-2022	WD	Q	01	I	270,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3789	1690	06-12-2009	WD	Q	Q	I	204,000				
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	
100,000	304,334	0	404,334	0	294284	50,000.00	244284	269284	394,617	

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