



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3866937

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, 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.

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 #	2024-0419	Alternate Key: 3866937	Parcel ID: 10-22-24-0012-000-18600
Petitioner Name	RYAN, LLC	Property Address	1621 ORNE ST MASCOTTE
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	CPI/AMHERST SFR PROGRAM	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 332,631	\$ 332,631	
2. Assessed or classified use value, *if applicable	\$ 298,810	\$ 298,810	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 298,810	\$ 298,810	

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

Last Sale Date 10/27/2020 **Price:** \$485,900 Arm's Length Distressed Book 5573 Page 262

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3866937	3853275	3917921	3917855
Address	1621 ORNE ST MASCOTTE	1812 PIEDMONT CT MASCOTTE	2324 CROSSANDRA ST MASCOTTE	2298 GLADIOLUS LN MASCOTTE
Proximity		.34 MILE	.43 MILE	.31 MILE
Sales Price		\$335,000	\$353,000	\$398,100
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.00%	2.40%
Adjusted Sale		\$291,450	\$307,110	\$347,939
\$/SF FLA	\$180.58 per SF	\$200.17 per SF	\$180.55 per SF	\$175.46 per SF
Sale Date		7/7/2023	7/10/2023	6/14/2023
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	1,842	1,456	28950	1,701	10575	1,983	-10575
Year Built	2020	2019		2021		2020	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF	2000	OPF/SPF	-2000	OPF/OPF	
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	NONE	NONE		NONE		NONE	
Site Size	.33 AC	.24 AC	29250	.24 AC	7000	.24 AC	7000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	LAKE	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 20.7%	60200	Net Adj. 5.1%	15575	-Net Adj. 1.0%	-3575
		Gross Adj. 20.7%	60200	Gross Adj. 6.4%	19575	Gross Adj. 5.1%	17575
Adj. Sales Price	Market Value \$332,631	Adj Market Value	\$351,650	Adj Market Value	\$322,685	Adj Market Value	\$344,364
	Value per SF 180.58						

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.

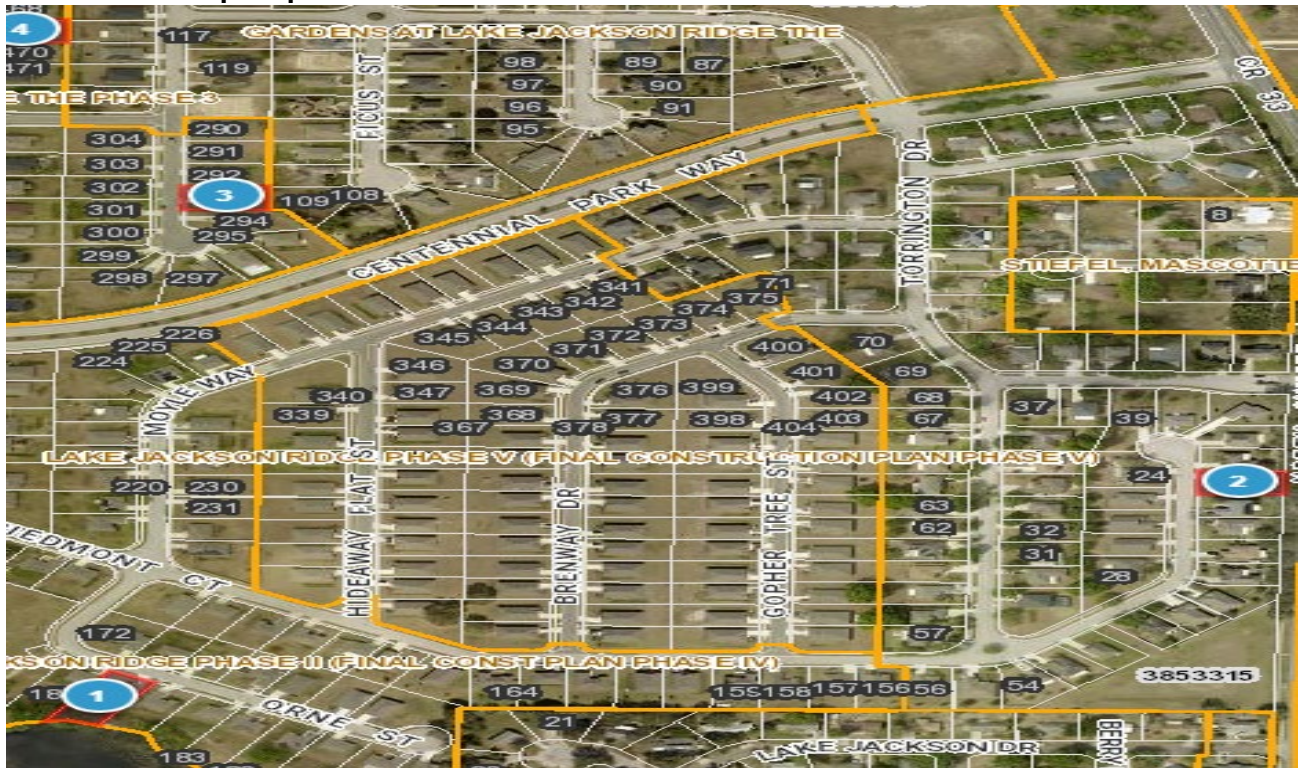
Petitioner is using 6 area comps most justify subjects value, 1 and 5 are very low sales.

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: R. Bryan Boone

DATE 11/5/2024

2024-0419 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3866978	1168 MOYLE WAY MASCOTTE	-
2	1	3853275	1812 PIEDMONT CT MASCOTTE	.34 MILE
3	3	3917855	2298 GLADIOLUS LN MASCOTTE	.31 MILE
4	2	3917921	2324 CROSSANDRA ST MASCOTTE	.43 MILE
5				
6				
7				
8				

Alternate Key 3866937
Parcel ID 10-22-24-0012-000-18600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0419 subject
PRC Run: 11/6/2024 By bboone
Card # 1 of 1

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

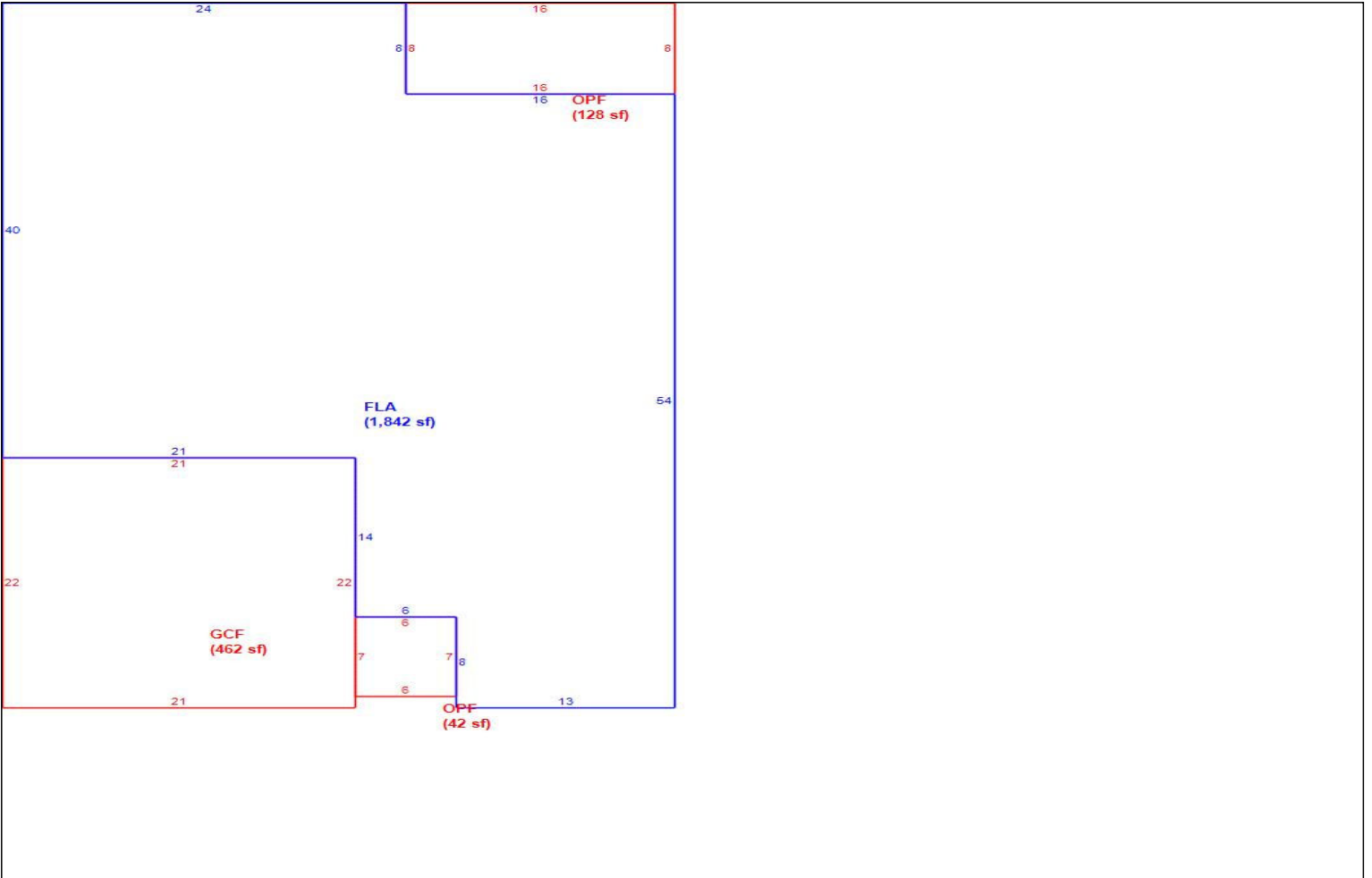
subject

Property Location			
Site Address	1621 ORNE ST	FL	34753
Mill Group	00MA	NBHD	3349
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-13-202

Legal Description
LAKE JACKSON RIDGE PHASE II (FINAL CONSTRUCTION PLAN PHASE IV) PB 62 PG 77-80 LOT 186 ORB 5573 PG 262

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	0103	0	0		1.00 LT	55,000.00	0.0000	1.50	0.900	1.000	0	74,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,250		
Classified Acres		0		Classified JV/Mkt		74,250		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 258,381	Deprec Bldg Value 258,381	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,842	1,842	1842	Effective Area	1842	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	116.04	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	170	0	Building RCN	258,381	Condition	VG	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,842	2,474	1,842	Building RCNLD	258,381				

Alternate Key 3866937
 Parcel ID 10-22-24-0012-000-18600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0419 subject
 PRC Run: 11/6/2024 By bboone
 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	
2021	470-19-12	01-01-2020	07-13-2020	258,919	0001	SFR 4BED 1621 ORNE ST	07-13-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020121897	5573	0262	10-27-2020	WD	Q	05	I	485,900				
2020061228	5482	1699	05-27-2020	WD	Q	03	I	215,400				
2019067952	5296	0534	06-12-2019	WD	U	M	V	1,400,000				
	3903	1459	05-05-2010	WD	U	M	V	402,000				
	3744	1762	03-16-2009	CT	U	M	V	1,000				
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	
74,250	258,381	0	332,631	33821	298810	0.00	298810	332631	324,405	

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 3853275
 Parcel ID 10-22-24-0010-000-04400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0419 comp 1
 PRC Run: 11/6/2024 By

Card # 1 of 1

Current Owner		
CRASKE MICHELLE R & JEREMY		
1812 PIEDMONT CT		
MASCOTTE	FL	34753

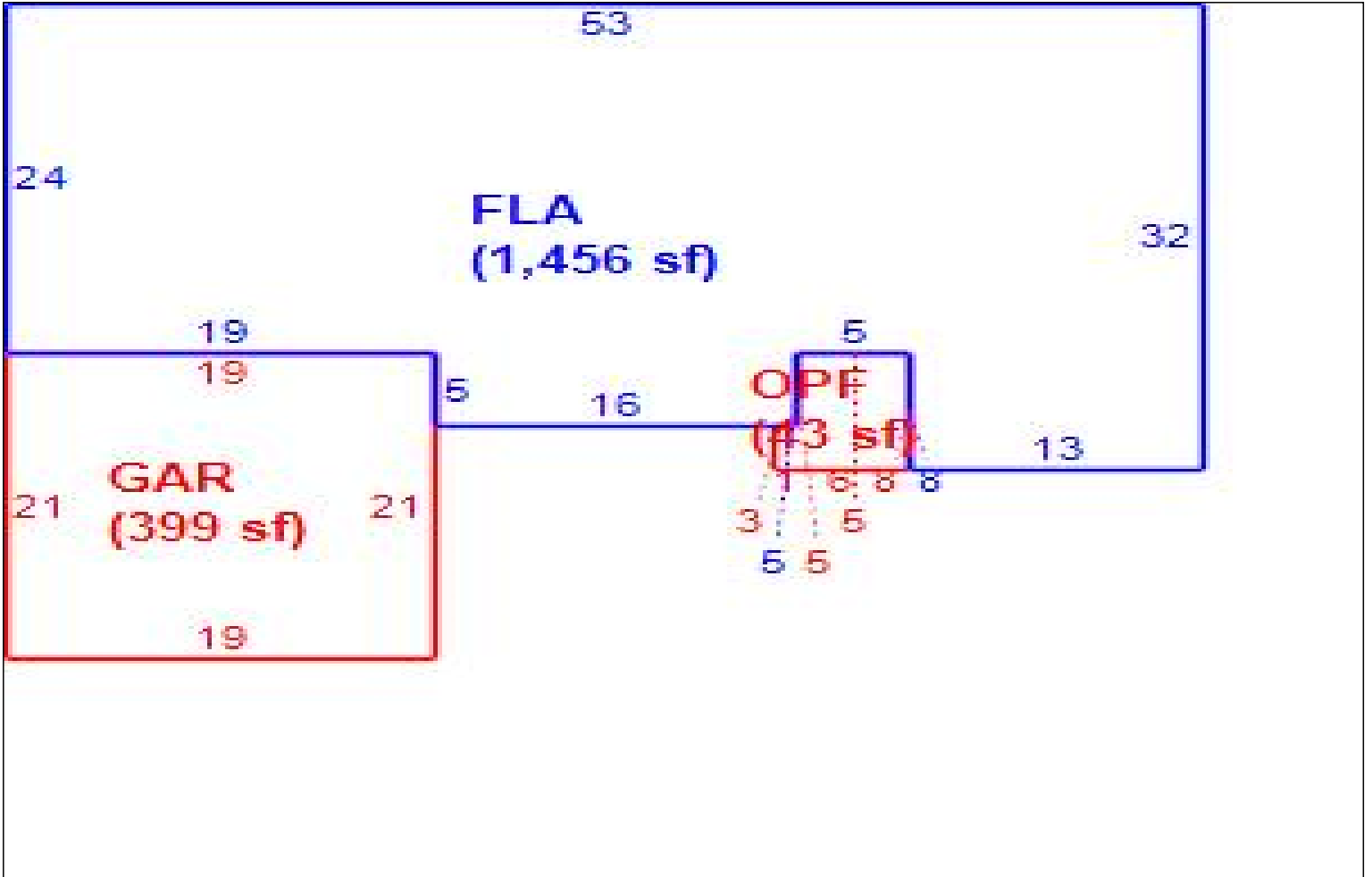
comp 1

Property Location			
Site Address 1812 PIEDMONT CT			
MASCOTTE FL 34753			
Mill Group	00MA	NBHD	3349
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	09-24-201

Legal Description
LAKE JACKSON RIDGE PHASE I PB 59 PG 22-24 LOT 44 ORB 6177 PG 1173

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 213,971
Deprec Bldg Value 207,552		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	1,456	1,456	1456	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	119.25	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	43	0	213,971	Wall Type	03	Heat Type	6
TOTALS		1,456	1,898	1,456	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					207,552				

Alternate Key 3853275
 Parcel ID 10-22-24-0010-000-04400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0419 comp 1
 PRC Run: 11/6/2024 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
2024 2020	DENY03 046-19-02	01-01-2023 02-04-2019	09-24-2019	1 201,208	0030 0001	V1 SFR 1898SF 1812 PIEDMONT CT	09-24-2019	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023085817	6177	1173	07-07-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000
2019065011	5292	1645	05-31-2019	WD	Q	Q	I	214,900	059	ADDITIONAL HOMESTEAD	2024	25000
2018143709	5210	1525	11-06-2018	WD	U	M	V	2,272,000				
	4228	0620	10-12-2012	WD	U	M	V	554,800				
	3403	0879	02-09-2007	QC	U	M	V	1				
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
45,000	207,552	0	252,552	0	252552	50,000.00	202552	227552	205,848

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Alternate Key 3917921
Parcel ID 10-22-24-0014-000-46900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0419 comp 2
PRC Run: 11/6/2024 By

Card # 1 of 1

Current Owner		
THOMAS MAUREEN A		
2324 CROSSANDRA ST		
MASCOTTE	FL	34753

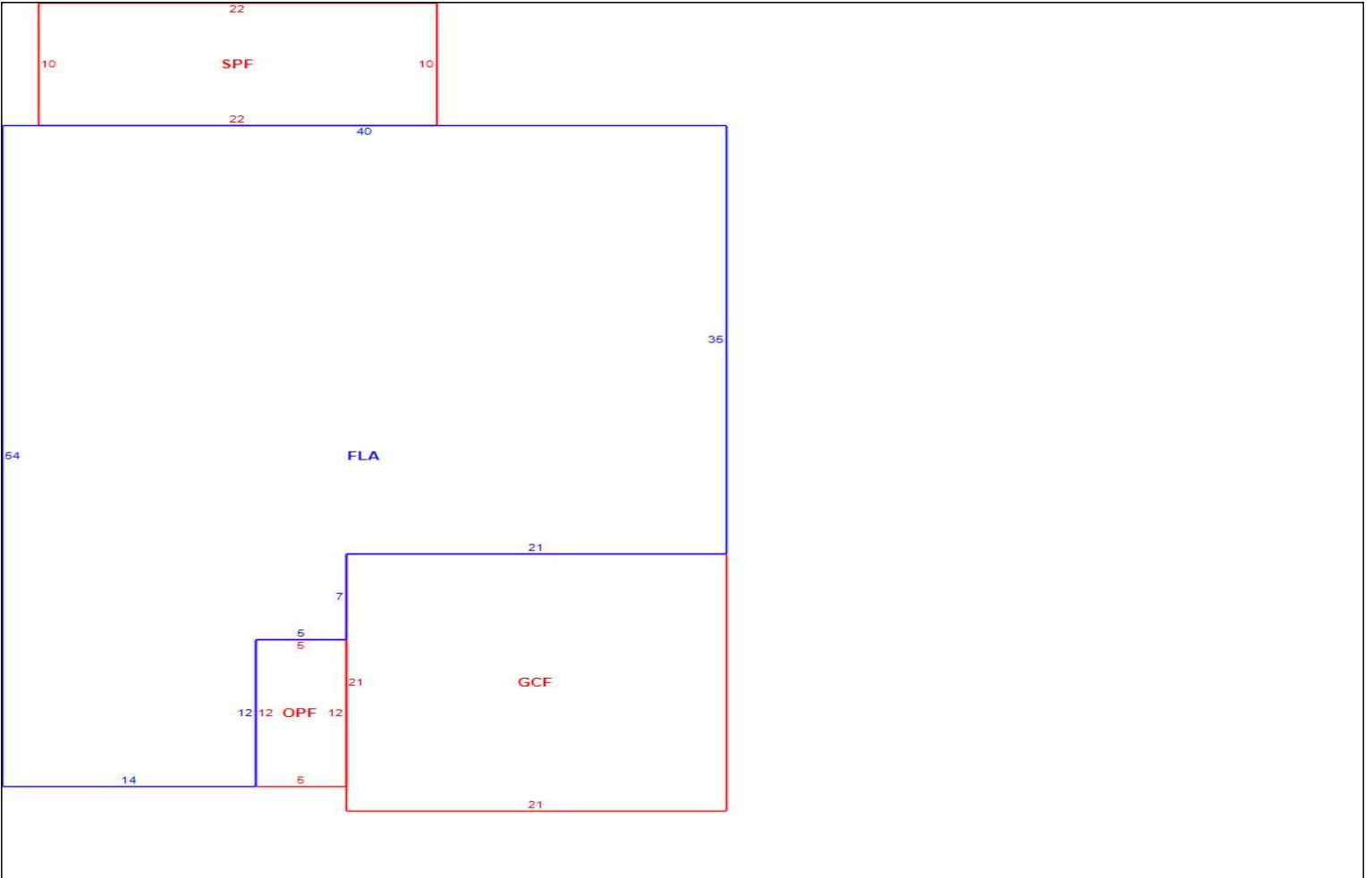
comp 2

Property Location		
Site Address 2324 CROSSANDRA ST		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 02-15-202

Legal Description
GARDENS AT LAKE JACKSON RIDGE PHASE 3 PB 71 PG 97-101 LOT 469 ORB 6189 PG 847

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	45,000.00	0.0000	1.50	1.000	1.000	0	67,500
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		67,500				
Classified Acres		0		Classified JV/Mkt 67,500		Classified Adj JV/Mkt		0				

Sketch										
Bldg	1	Sec	1	of	1	Replacement Cost	244,199	Deprec Bldg Value	244,199	Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2021	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,701	1,701	1701	Effective Area	1701	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	116.45	Quality Grade	680	Half Baths	
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	244,199	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	220	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,701	2,422	1,701	Building RCNLD	244,199	Roof Cover	3	Type AC	03

Alternate Key 3917921
 Parcel ID 10-22-24-0014-000-46900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0419 comp 2
 PRC Run: 11/6/2024 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	
2025	924	11-01-2023		76,000	0003	POL			
2022	053-21-02	02-01-2021	02-15-2022	247,246	0001	SFR 2324 CROSSANDRA ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023094797	6189	0847	07-10-2023	WD	Q	01	I	353,000	039	HOMESTEAD	2024	25000
2021120598	5784	2500	08-04-2021	WD	Q	03	I	276,100	059	ADDITIONAL HOMESTEAD	2024	25000
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	
67,500	244,199	0	311,699	0	104949	50,000.00	54949	79949	304,078	

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Alternate Key 3917855
Parcel ID 10-22-24-0014-000-29300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0419 comp 3
PRC Run: 11/6/2024 By
Card # 1 of 1

Current Owner		
CROSTON ROY P & CYNTHIA M		
2298 GLADIOLUS LN		
MASCOTTE	FL	34753

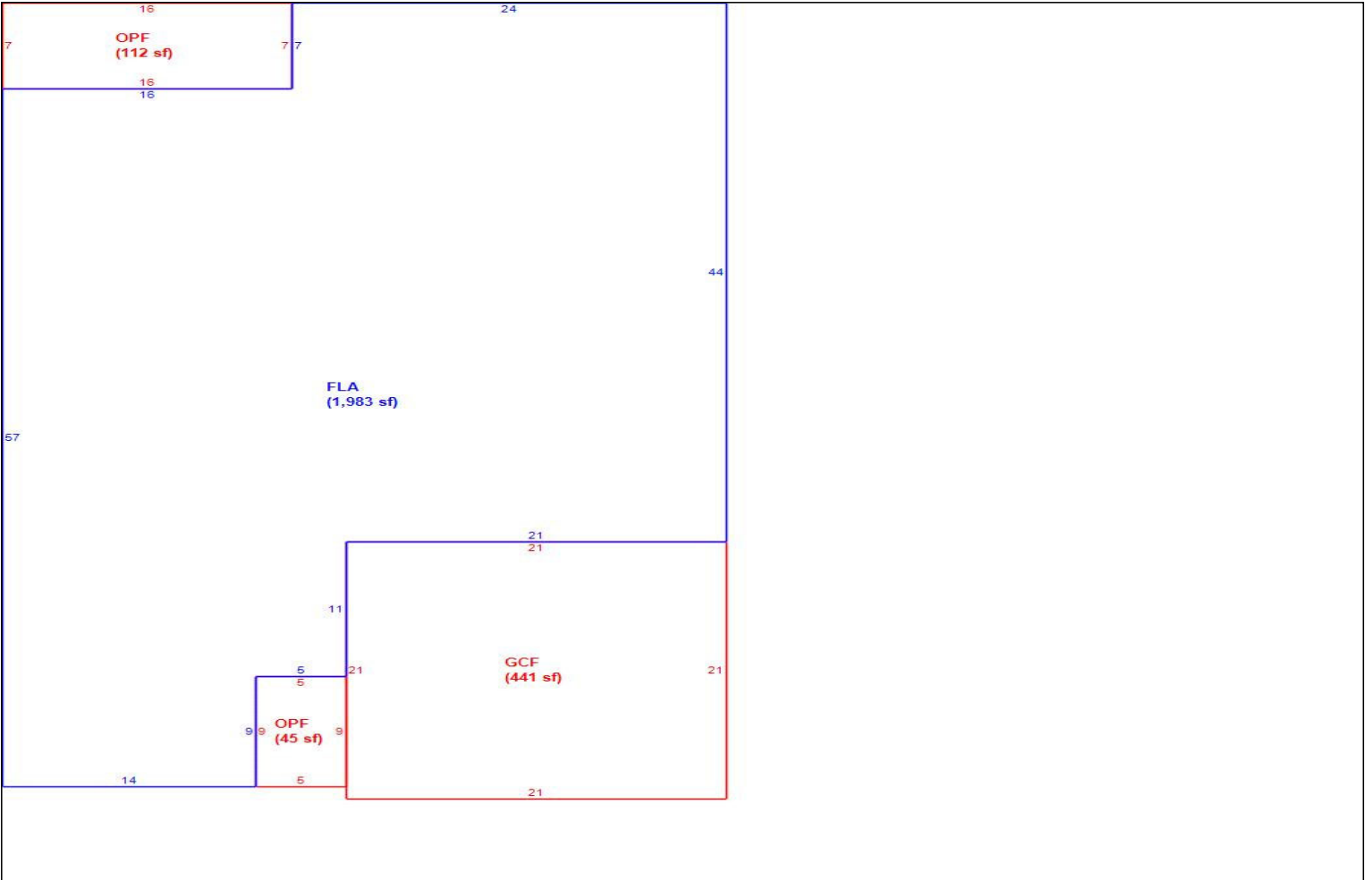
comp 3

Property Location			
Site Address	2298 GLADIOLUS LN		
	MASCOTTE	FL	34753
Mill Group	00MA	NBHD	3349
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-14-202

Legal Description
THE GARDENS AT LAKE JACKSON RIDGE PHASE 3 PB 71 PG 97-101 LOT 293 ORB 6163 PG 955

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	45,000.00	0.0000	1.50	1.000	1.000	0	67,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		67,500		
Classified Acres		0		Classified JV/Mkt		67,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 273,499
Deprec Bldg Value 273,499		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,983	1,983	1983	Effective Area	1983	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	115.64	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	157	0	Building RCN	273,499	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	0
						% Good	100.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,983	2,581	1,983	Building RCNLD	273,499					

Alternate Key 3917855
 Parcel ID 10-22-24-0014-000-29300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0419 comp 3
 PRC Run: 11/6/2024 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	
2025 2021	923 IMPS	11-01-2023 01-01-2020	07-14-2020	7,500 1	0003 0001	MISC BLDG SFR FOR 2021	07-14-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023074250	6163	0955	06-14-2023	WD	Q	01	1	398,100				
2023009262	6084	0432	01-18-2023	WD	Q	01	1	397,000				
2020028000	5433	1416	02-07-2020	WD	Q	03	1	250,000				
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	
67,500	273,499	0	340,999	0	340999	0.00	340999	340999	332,172	

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