



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 892 7027

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 # 2024-0459	Alternate Key: 3927027	Parcel ID: 32-21-26-0010-000-05500
Petitioner Name 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 2316 MYSTIC MAZE LN MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name BTR SCATTERED SITE OWNER 2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 374,136	\$ 374,136
2. Assessed or classified use value, *if applicable	\$ 374,136	\$ 374,136
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 374,136	\$ 374,136

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

Last Sale Date 4/21/2023 **Price:** \$361,000 Arm's Length Distressed Book 6133 Page 479

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3927027	3937757	3937761	3937810
Address	2316 MYSTIC MAZE LN MINNEOLA	2237 HUNTSMAN RIDGE RD	2253 HUNTSMAN RIDGE RD	2333 TREASURE HILL ST MINNEOLA
Proximity				
Sales Price		\$452,300	\$431,400	\$484,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.00%	0.00%
Adjusted Sale		\$393,501	\$375,318	\$412,165
\$/SF FLA	\$162.39 per SF	\$170.79 per SF	\$162.90 per SF	\$178.89 per SF
Sale Date		7/27/2023	7/14/2023	12/21/2023
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	2,304	2,304	0	2,304	0	2,304	0
Year Built	2022	2023		2023		2023	
Constr. Type							
Condition							
Baths	2.1	2.1		2.1		2.1	
Garage/Carport							
Porches							
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							
Site Size							
Location							
View							
		Net Adj. 0.0%	0	Net Adj. 0.0%	0	Net Adj. 0.0%	0
		Gross Adj. 0.0%	0	Gross Adj. 0.0%	0	Gross Adj. 0.0%	0
Adj. Sales Price	Market Value \$374,136 Value per SF 162.39	Adj Market Value \$393,501		Adj Market Value \$375,318		Adj Market Value \$412,165	

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.

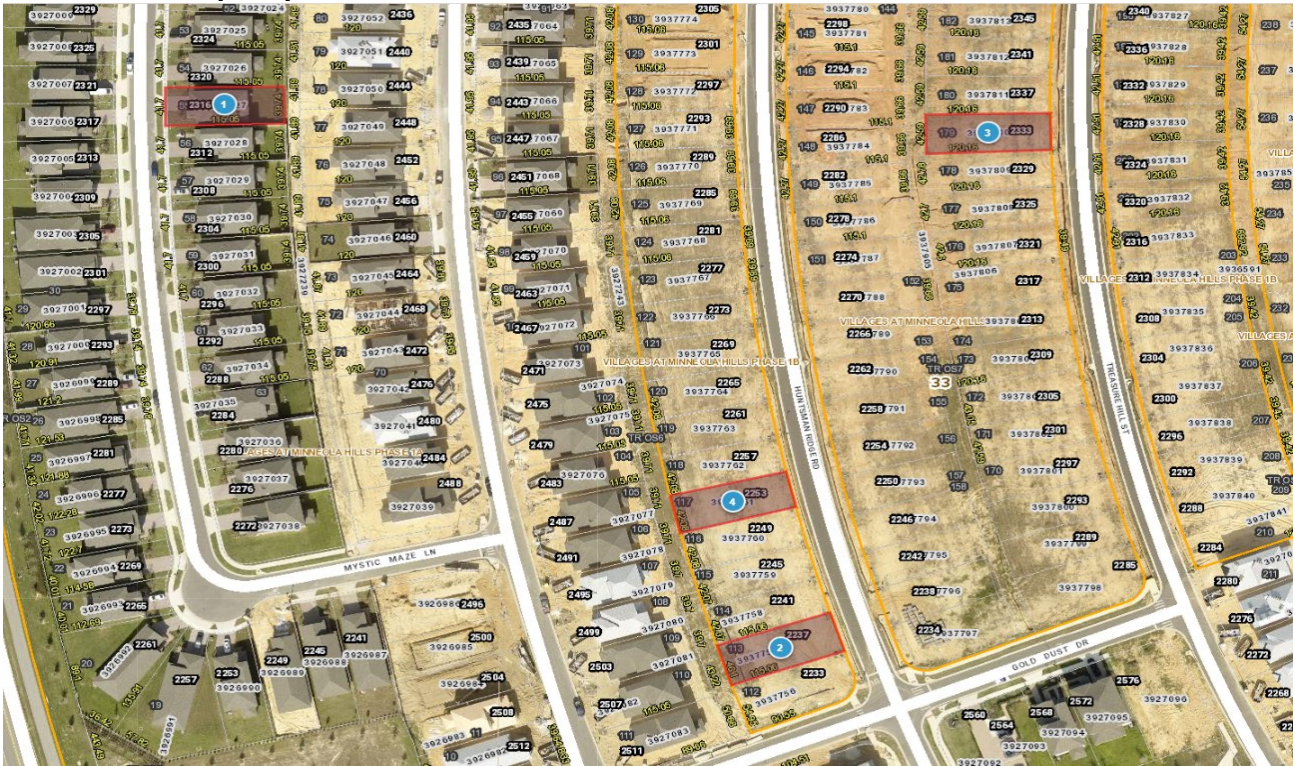
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Scott Dawson

DATE 11/22/2024

2024-0459 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3927027	2316 MYSTIC MAZE LN MINNEOLA	-
2	COMP 1	3937757	2237 HUNTSMAN RIDGE RD MINNEOLA	0
3	COMP 3	3937810	2333 TREASURE HILL ST MINNEOLA	0
4	COMP 2	3937761	2253 HUNTSMAN RIDGE RD MINNEOLA	0
5				
6				
7				
8				

Alternate Key 3927027
Parcel ID 32-21-26-0010-000-05500

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0459 Subject
11/25/2024 By
Card # 1 of 1

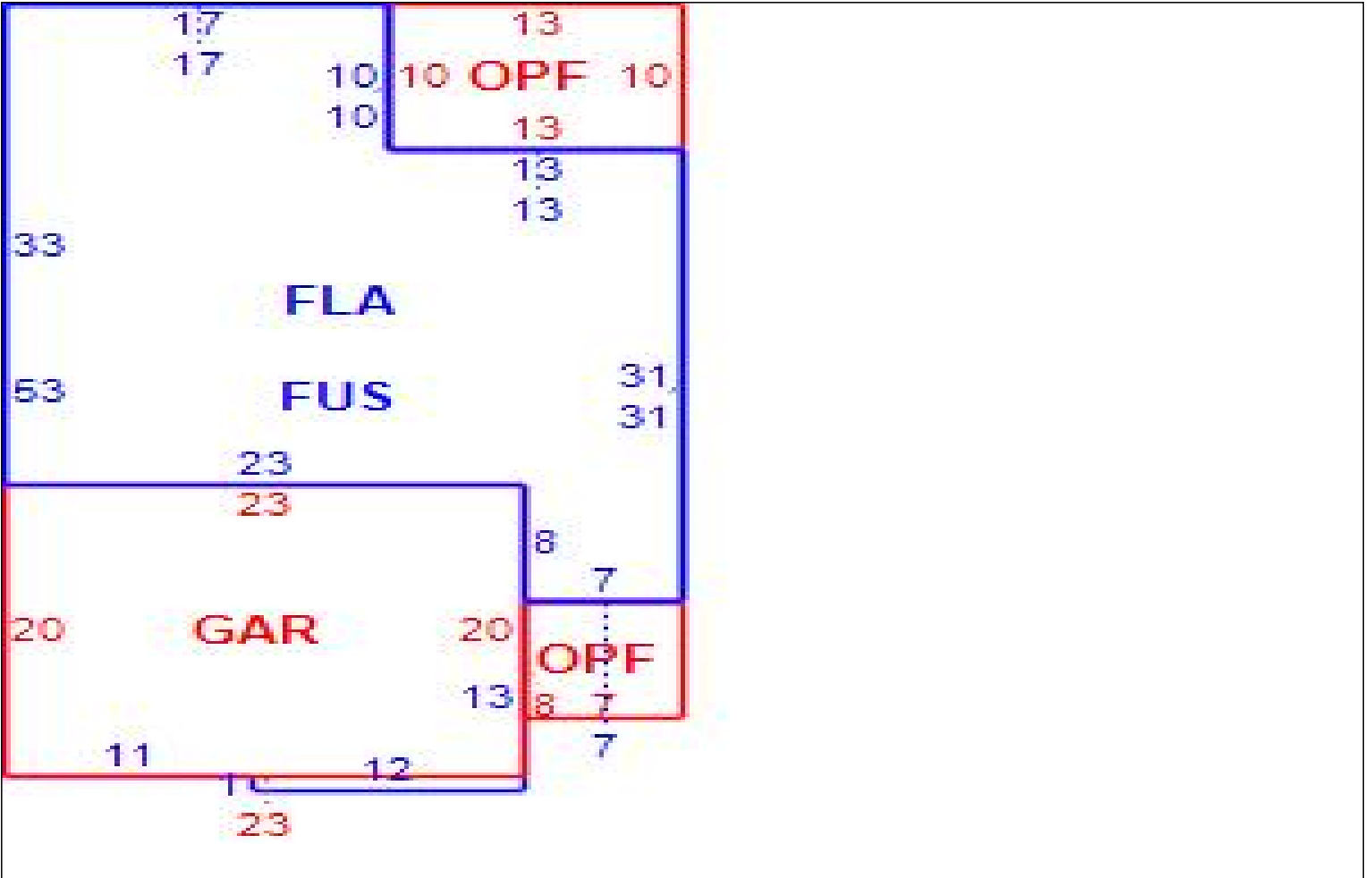
Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 2316 MYSTIC MAZE LN		
MINNEOLA FL 34715		
Mill Group	0MI2	NBHD 4443
Property Use		Last Inspection
00100	SINGLE FAMILY	MW 02-14-202

Legal Description
VILLAGES AT MINNEOLA HILLS PHASE 1A PB 75 PG 33-47 LOT 55 ORB 6133 PG 479

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	75,000.00	0.0000	1.00	1.000	1.000	0	75,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 299,136 Deprec Bldg Value 299,136 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2304	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	460	0	Building RCN	299,136	Condition	VG	Wall Type	03
OFF	OPEN PORCH FINISHE	0	186	0	% Good	100.00	Foundation	3	Fireplaces	6
TOTALS		2,304	2,950	2,304	Functional Obsol		Roof Cover	3	Type AC	03
					Building RCNLD	299,136				

Alternate Key 3927027
 Parcel ID 32-21-26-0010-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0459 Subject
 PRC Run: 11/25/2024 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
2023	1048-21-07	01-01-2022	02-14-2023	378,420	0001	SFR 2898SF 2316 MYSTIC MAZE LN	03-14-2023	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023049649	6133	0479	04-21-2023	WD	Q	01	361,000				
2022154222	6059	0999	11-28-2022	WD	Q	01	420,300				
	0	0	01-01-1900		U	U	0				
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
75,000	299,136	0	374,136	0	374136	0.00	374136	374136	374,136

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Alternate Key 3937757
Parcel ID 32-21-26-0011-000-11300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0459 Comp 1
PRC Run: 11/25/2024 By
Card # 1 of 1

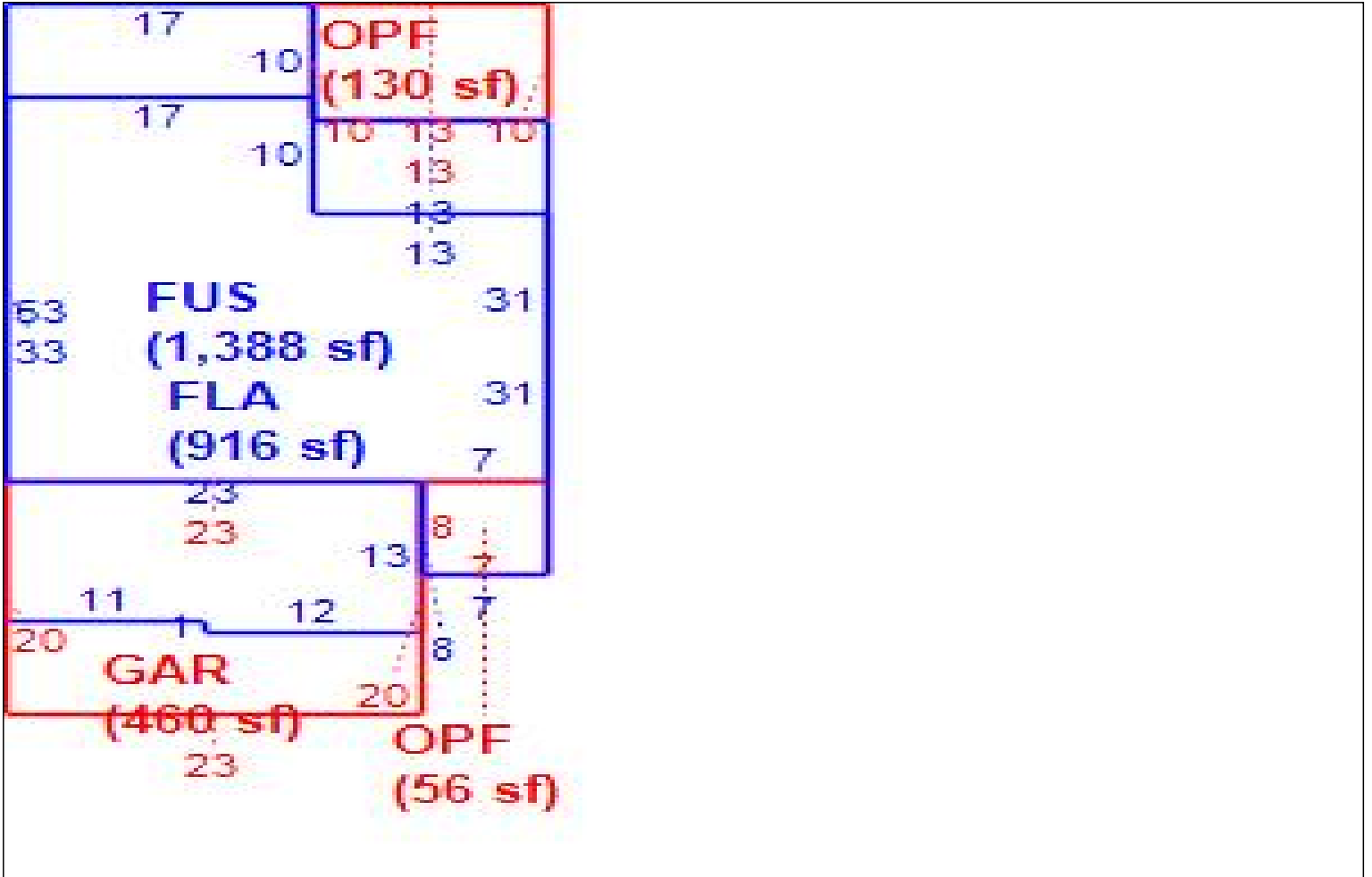
Current Owner		
DESSELLE JOSEPH P II & DEVIN S		
2237 HUNTSMAN RIDGE RD		
MINNEOLA	FL	34715

Property Location		
Site Address 2237 HUNTSMAN RIDGE RD		
MINNEOLA FL 34715		
Mill Group	0MI2	NBHD 4443
Property Use		Last Inspection
00100	SINGLE FAMILY	MW 01-10-202

Legal Description
VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 113 ORB 6185 PG 447

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	75,000.00	0.0000	1.00	1.000	1.000	0	75,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 299,136 Deprec Bldg Value 299,136 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2304	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	460	0	Building RCN	299,136	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	186	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03

Alternate Key 3937757
 Parcel ID 32-21-26-0011-000-11300

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0459 Comp 1
 11/25/2024 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	
2024	1690-22-12	01-04-2023	01-10-2024	481,183	0001	SFR 2237 HUNTSMAN RIDGE RD	01-16-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091980	6185 0	0447 0	07-27-2023 01-01-1900	WD	Q U	03 U	I 	452,300 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 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	
75,000	299,136	0	374,136	0	374136	50,000.00	324136	349136	374,136	

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Alternate Key 3937761
 Parcel ID 32-21-26-0011-000-11700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0459 Comp 2
 PRC Run: 11/25/2024 By
 Card # 1 of 1

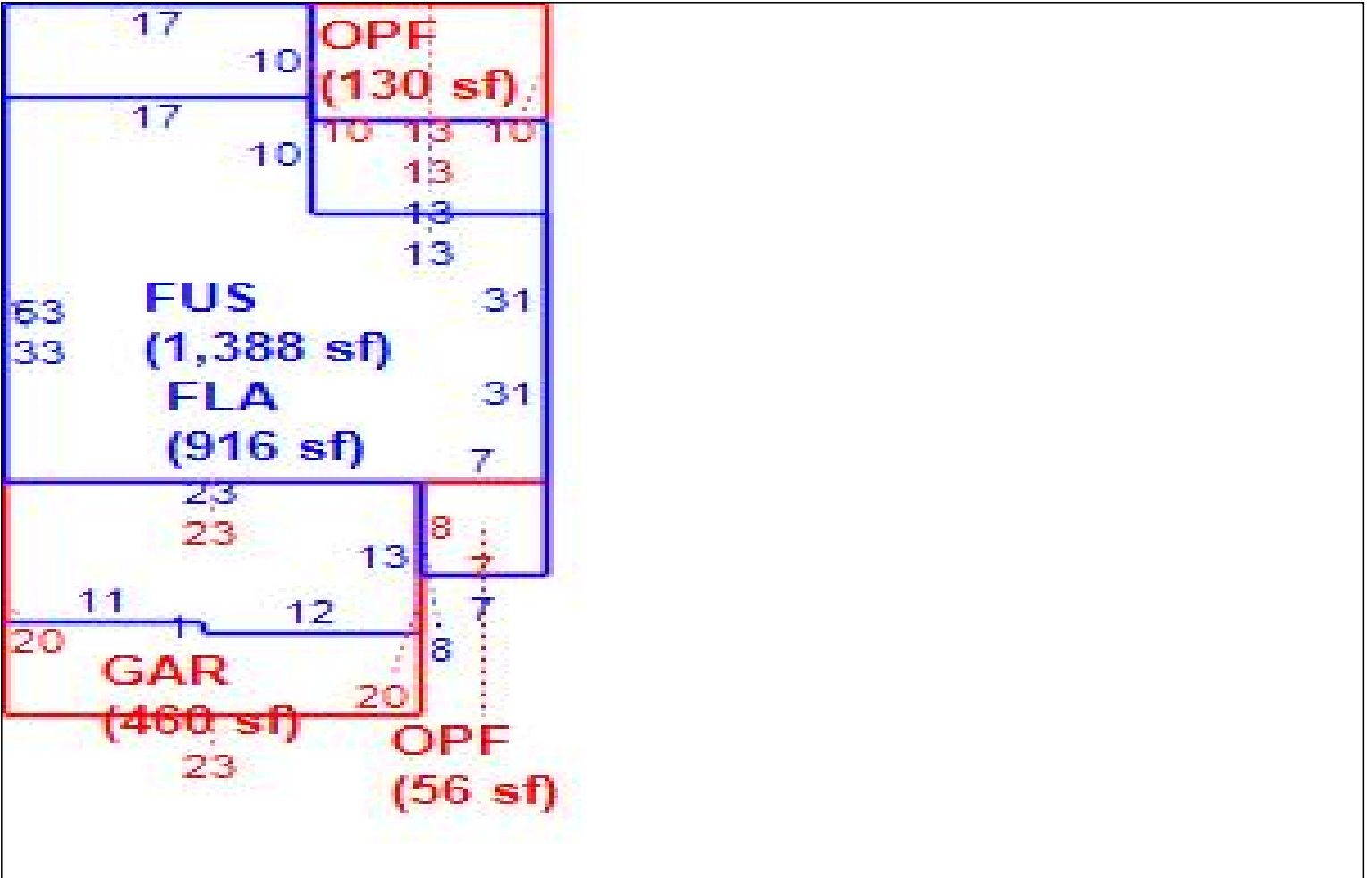
Current Owner		
JULIAN MARCUS W & CATHERINE M RIVER		
2253 HUNTSMAN RIDGE RD		
MINNEOLA	FL	34715

Property Location			
Site Address 2253 HUNTSMAN RIDGE RD			
MINNEOLA		FL 34715	
Mill Group	0MI2	NBHD	4443
Property Use		Last Inspection	
00100	SINGLE FAMILY	MW	01-10-202

Legal Description
 VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 117 ORB 6178 PG 1140

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	75,000.00	0.0000	1.00	1.000	1.000	0	75,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 299,136 Deprec Bldg Value 299,136 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2304	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	460	0	Building RCN	299,136	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	186	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03

Alternate Key 3937761
 Parcel ID 32-21-26-0011-000-11700

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0459 Comp 2
 11/25/2024 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	
2024	1631-22-11	12-16-2022	01-10-2024	481,299	0001	SFR 2898SF 2253 HUNTSMAN RIDGE	01-16-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023086700	6178 0	1140 0	07-14-2023 01-01-1900	WD	Q U	03 U	I 	431,400 0				
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	
75,000	299,136	0	374,136	0	374136	0.00	374136	374136	374,136	

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Alternate Key 3937810
Parcel ID 32-21-26-0011-000-17900

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0459 Comp 3
11/25/2024 By
Card # 1 of 1

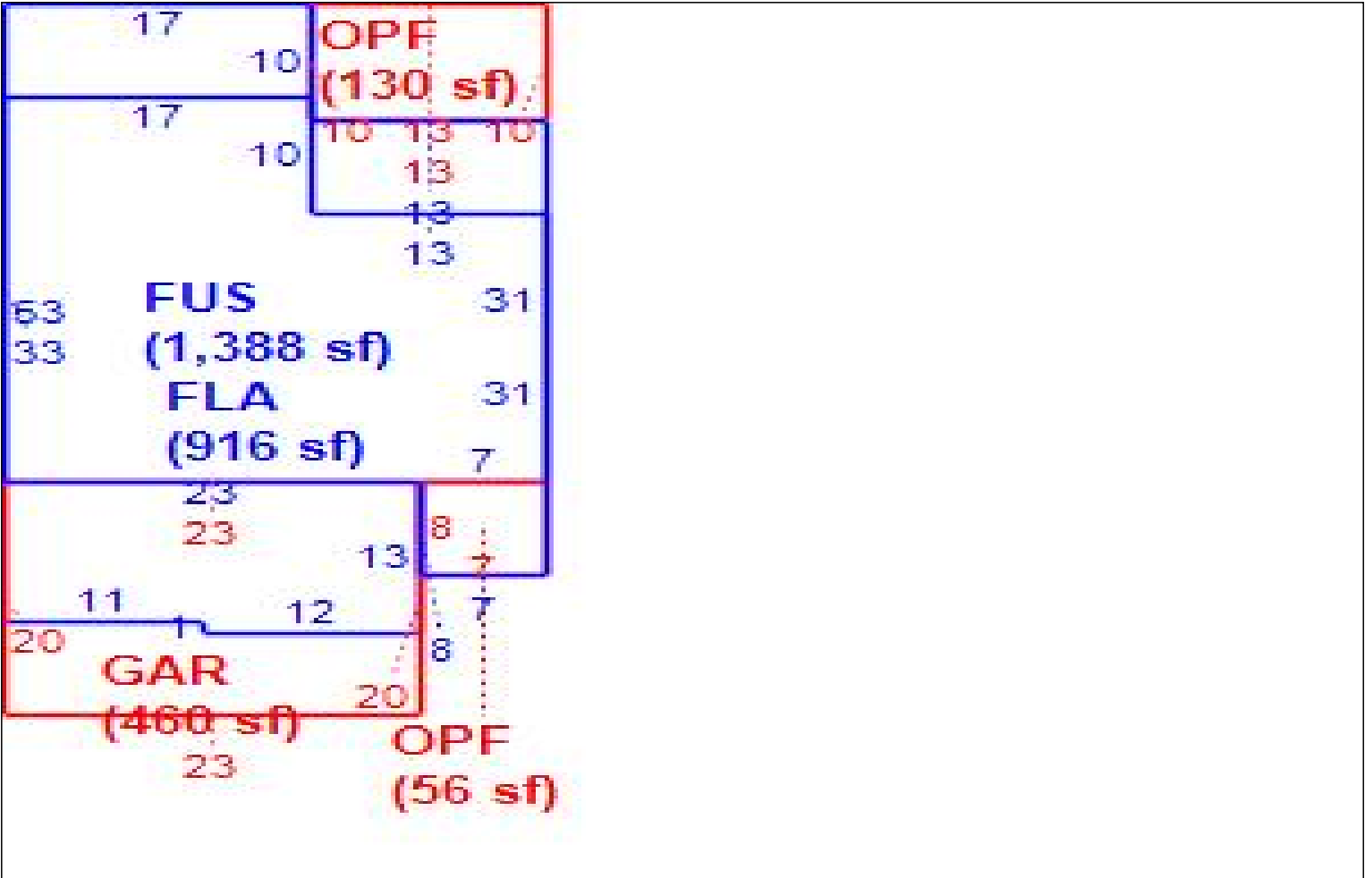
Current Owner		
EUSTAQUIO SILVA JUNIOR WILSON & ANTO		
2333 TREASURE HILL ST		
MINNEOLA	FL	34715

Property Location		
Site Address 2333 TREASURE HILL ST		
MINNEOLA FL 34715		
Mill Group	0MI2	NBHD 4443
Property Use		Last Inspection
00100	SINGLE FAMILY	MW 01-10-202

Legal Description
VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 179 ORB 6262 PG 281

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	75,000.00	0.0000	1.00	1.000	1.000	0	75,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000			
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 299,136 Deprec Bldg Value 299,136 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2304	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	460	0	Building RCN	299,136	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	186	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03

Alternate Key 3937810
 Parcel ID 32-21-26-0011-000-17900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0459 Comp 3
 11/25/2024 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	
2024	0328-23-03	05-05-2023	01-10-2024	485,038	0001	SFR 2898SF 2333 TREASURE HILL ST	01-16-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023155920	6262 0	0281 0	12-21-2023 01-01-1900	WD	Q U	03 U	484,900 0					
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	
75,000	299,136	0	374,136	0	374136	0.00	374136	374136	374,136	

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