

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3927033

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.

	COMPLETED BY CLE	RKOFTHEVAL	LUIZ ADJUSTIME	NT BOARD (N	V(AB))
Petition # $20$	24-0460	County Lake		ax year <b>2024</b>	Date received 9./2.2
	COI	NPLIERED BY T	HEPENNONIER		
PART 1. Taxpaye	r Information		ter de la compañía de		
	H_Home; Btr Scattered Site Owner	r 2 LLC	Representative: I	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Scottsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	32-21-26-001 2292 Mystic	10-000-06100 Maze Ln
Phone 954-740-62	240		Email	ResidentialA	ppeals@ryan.com
The standard way to	o receive information is by U	S mail. If possible	e, I prefer to receiv	e information l	oy 🗹 email 🔲 fax.
	etition after the petition dead t support my statement.	dline. I have attac	hed a statement o	of the reasons	I filed late and any
your evidence to evidence. The V Type of Property	he hearing but would like my o the value adjustment board o /AB or special magistrate ruli 2 Res. 1-4 units Industrial 3 Res. 5+ units Agricuttural	clerk. Florida law a ng will occur unde and miscellaneou	llows the property a er the same statuto	appraiser to cro ory guidelines a charge	ss examine or object to your s if you were present.) Historic commercial or nonprofit
				-	Business machinery, equipment
PART 2. Reason	for Petition	one. If more than	one, file a separ	ate petition.	
Real property va	alue (check one)Idecrease	e 🗌 increase	Denial of exer	mption Select o	or enter type:
Tangible persona return required b	rent reduction t substantially complete on J al property value (You must y s.193.052. (s.194.034, F.S for catastrophic event	have timely filed	(Include a dat a_Qualifying impro	e-stamped cop overnent (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	this is a joint petition. Attach that they are substantially s				erty appraiser's
5 Enter the time by the request group.	(in minutes) you think you ne ed time. For single joint petitio or I will not be available to a	eed to present you ons for multiple un	r case. Most heari its, parcels, or acco	ngs take 15 mi ounts, provide t	he time needed for the entire
You have the right evidence directly to appraiser's evidence	to exchange evidence with t the property appraiser at le ce. At the hearing, you have	the property appr ast 15 days befor the right to have	aiser. To initiate the the hearing and witnesses sworn.	ne exchange, y I make a writte	ou must submit your n request for the property
of your property rec information redacte	regardless of whether you i cord card containing informa ed. When the property appra how to obtain it online.	tion relevant to th	e computation of	your current as	ssessment, with confidentia

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.** 

Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or auth Written authorization from the taxpayer is required for ac collector.	orization for representation to this form.	part 5 to represent you
☐ I authorize the person I appoint in part 5 to have acce Under penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession Complete part 4 if you are the taxpayer's or an affiliated representatives.	al Signature I entity's employee or you are one of the f	ollowing licensed
I am (check any box that applies):	(taxpayer or an affiliate	d entity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chap	ter 475, Florida Statutes (license number	
A Florida real estate broker licensed under Chapter		).
A Florida certified public accountant licensed under	Chapter 473, Florida Statutes (license nur	mber).
I understand that written authorization from the taxpayer appraiser or tax collector.	r is required for access to confidential info	rmation from the property
Under penalties of perjury, I certify that I have authoriza am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an a	gent for service of process
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		Date
Complete part 5 if you are an authorized representative		
I am a companyated representative not estimated and	not listed in part 4 above.	
AND (check one)	not listed in part 4 above. ne of the licensed representatives or empl	
	e of the licensed representatives or emplered requirements of Part II of Chapter 709, F	oyees listed in part 4 above .S., executed with the
AND (check one)	e of the licensed representatives or emplered requirements of Part II of Chapter 709, F authorized signature is in part 3 of this form	oyees listed in part 4 above .S., executed with the
AND (check one)  Attached is a power of attorney that conforms to the taxpayer's authorized signature OR  the taxpayer's a	e of the licensed representatives or empler requirements of Part II of Chapter 709, F authorized signature is in part 3 of this form tition AND (check one)	oyees listed in part 4 above S., executed with the n.
AND (check one)  Attached is a power of attorney that conforms to the taxpayer's authorized signature OR  to the taxpayer's a  I am an uncompensated representative filing this per	e of the licensed representatives or emple requirements of Part II of Chapter 709, F uthorized signature is in part 3 of this form tition AND (check one) caxpayer's authorized signature is in part 3	oyees listed in part 4 above S., executed with the n.
AND (check one)  Attached is a power of attorney that conforms to the taxpayer's authorized signature OR the taxpayer's a  I am an uncompensated representative filing this per the taxpayer's authorization is attached OR the taxpayer's authorization from taxpayer's autho	e of the licensed representatives or emple requirements of Part II of Chapter 709, F uthorized signature is in part 3 of this forr tition AND (check one) axpayer's authorized signature is in part 3 er is required for access to confidential info r's authorized representative for purposes	oyees listed in part 4 above S., executed with the n. B of this form. prmation from the property s of filing this petition and of

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				RES	SIDENTIA	L				
The Petitioner is:         □ Tapapare of Record         ☑ Tapapare of Record         ☑ Tapapare's agent         Property Address         2292 MYSTIC MAZE IN MINEOLA           Owner Name BTR SCATTERED SITE OWNER 2 LLC         Value from TRIM Notice         Value before Board Action         Value after Board Action           1. Just Value, required         \$ 374,136         \$ 374,136         \$ 374,136         \$ 374,136           2. Assessed or classified use value, 'if applicable         \$ 374,136         \$ 374,136         \$ 374,136           3. Exempt value, 'enter '0' if none         \$ 374,136         \$ 374,136         \$ 374,136           4. Taxable Value, 'required         \$ 374,136         \$ 374,136         \$ 374,136           */I values entered should be county taxable values, School and other taxing authority values may differ.         Last Sale Date         6/17/2023         Price:         \$ \$1,030,800         Armis Lengh         Detressed         Book _ eits_ Page _ itsi           Atdress         22920 KYSTIC MAZE IN MINNEOLA         2333 TREASURE HILL ST         2237 HUNTSMAN RIDGE         2253 HUNTSMAN RIDGE           Atdress         MINNEOLA         MINNEOLA         RD         RD         RD           Proximity         0.00%         2.00%         2.00%         2.03%         2.03%         2.03%         2.337.5.318           Sites Price </th <th>Petition #</th> <th></th> <th>2024-0460</th> <th></th> <th>Alternate K</th> <th>ey: <b>3927033</b></th> <th>Parcel II</th> <th>D: 32-21-26-001</th> <th>0-000-06100</th>	Petition #		2024-0460		Alternate K	ey: <b>3927033</b>	Parcel II	D: 32-21-26-001	0-000-06100	
Ine Pretioner is:         Lingdayer of readed         Indexperies agent (Contex, Explana):         Address         MINNEOLA           Owner Name         BTR SCATTERED SITE OWNER 2 LLC (Value presented by Prop. paper (Value address):         Value after Board Action (Value presented by Prop. paper (Value presented presented by Prop. paper (Value presented pr	Petitioner Name		RYAN LLC		Duananta			Check if Mu	Itiple Parcels	
Owner Name         BTR SCATTERED SITE OWNER 2 LLC         Value form TRIM Notice         Value after form Value presented by Prop Appr           1. Just Value, required         \$ 374,136         \$ 374,136         \$ 374,136           2. Assessed or classified use value, 'if applicable         \$ 374,136         \$ 374,136         \$ 374,136           3. Exempt value, 'enter ''0' if none         \$         \$         \$         \$           4. Taxable Value, 'required         \$ 374,136         \$         \$         \$           *All values entered should be county taxable values, School and other taxing authority values may differ.         \$         \$           Last Sale Date         6/17/2023         Price:         \$ 1.030,800         2         A man Length         \$ Book        015_Page051           Address         2292 MYSTIC MAZE LN         2333 TREASURE HILL ST         2237 HUNTSMAN RIDGE RD         RD         RD         RD           Proximity         Sales Price         \$ 4484,900         \$ 4452,300         \$ 431,400         \$           Sales Price         \$ 1221,12023         7/27/2023         7/14/2023         7/14/2023           Time Adjust         0.00%         2.00%         2.00%         2.00%         \$           Sales Price         \$ 1223	The Petitioner is:	Taxpayer of Re	ecord 🛛 🗸 Tax	payer's agent						
TRIM Notice         Value presented by Prop Appr         Value and Post Board Action           1. Just Value, required         \$ 374,136         \$ 374,136         \$ 374,136           2. Assessed or classified use value, "if applicable         \$ 374,136         \$ 374,136         \$ 374,136           3. Exempt value, "required         \$ 374,136         \$ 374,136         \$ 374,136         \$ \$ 374,136           4. Taxable Value, "required         \$ 374,136         \$ 374,136         \$ \$ 374,136         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Other, Explain:				Address		INLOLA			
TRIM Notice         Value presented by Prop Appr         Value and P Board Action           1. Just Value, required         \$ 374,136         \$ 374,136         \$ 374,136           2. Assessed or classified use value, "if applicable         \$ 374,136         \$ 374,136         \$ 374,136           3. Exempt value, "required         \$ 374,136         \$ 374,136         \$ 374,136         \$ \$ 374,136           4. Taxable Value, "required         \$ 374,136         \$ \$ 374,136         \$ \$ 374,136         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Owner Name	BTR SCATTE	RED SITE O	WNER 2 LLC	Value from	Value befo	re Board Action			
2. Assessed or classified use value, "if applicable         \$ 374,136         \$ 374,136           3. Exempt value, "required         \$ 374,136         \$ 374,136           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         6/17/2023         Price:         \$ 1,030,800          Arm's Length         Detressed         Book		2				Value bolo		· I Value affer I	Board Action	
2. Assessed or classified use value, "if applicable         \$ 374,136         \$ 374,136           3. Exempt value, "required         \$ 374,136         \$ 374,136           4. Taxable Value, "required         \$ 374,136         \$ 374,136           All values entered should be county taxable values, School and other taxing aut/brity values may differ.         Last Sale Date         6/17/2023         Price:         \$ 1,030,800         ✓ Arm's Length         Distressed         Book         _ 015	1. Just Value, rec	luired			\$ 374,13	36 \$	374,13	6		
4. Taxable Value, 'required         \$ 374,136         \$ 374,136           'All values entered should be county taxable values. School and other taxing authority values may differ.			alue, *if appli	cable	\$ 374,13	36 \$				
*All values entered should be county taxable values, School and other taxing authority values may differ.  Last Sale Date 6/17/2023 Price: \$1,030,800	3. Exempt value,	*enter "0" if no	one		\$	-				
Last Sale Date         6/17/2023         Price:         \$1,030,800         ☑         Arm's Length         Distressed         Book        0155         Page1811           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3         3937810         3937757         3937761           Address         2292 MYSTIC MAZE LN MINNEOLA         2333 TREASURE HILL ST MINNEOLA         2237 HUNTSMAN RIDGE         RD         RD </th <th>4. Taxable Value,</th> <th>*required</th> <th></th> <th></th> <th>\$ 374,13</th> <th>36 \$</th> <th>374,13</th> <th>6</th> <th></th>	4. Taxable Value,	*required			\$ 374,13	36 \$	374,13	6		
ITEM         Subject         Comparable #1         Comparable #2         Comparable #3           AK#         392703         3937810         3937767         3937761           Address         2292 MYSTIC MAZE LN MINNEOLA         2333 TREASURE HILL ST MINNEOLA         2237 HUNTSMAN RIDGE RD         2253 HUNTSMAN RIDGE           Proximity	*All values entered	d should be cour	nty taxable va	lues, School an	d other taxing	authority values	s may differ.			
AK#         3927033         3937810         3937757         3937761           Address         2292 MYSTIC MAZE LN MINNEOLA         2333 TREASURE HILL ST MINNEOLA         2237 HUNTSMAN RIDGE RD         2253 HUNTSMAN RIDGE           Proximity	Last Sale Date	6/17/2023	Pric	<b>:::</b> \$1,0	30,800	✓ Arm's Length	Distressed	Book <u>6165</u> F	Page <u>1861</u>	
AK#         3927033         3937810         3937757         3937761           Address         229 MYSTIC MAZE LN MINNEOLA         233 TREASURE HILL ST MINNEOLA         2237 HUNTSMAN RIDGE RD         2253 HUNTSMAN RIDGE RD         2253 HUNTSMAN RIDGE RD         2253 HUNTSMAN RIDGE RD           Sales Price         \$484,900         \$452,300         \$431,400           Cost of Sale         -15%         -15%         -15%           Time Adjust         0.00%         2.00%         2.00%           Adjusted Sale         \$412,165         \$3393,501         \$3375,318           \$/SF FLA         \$162.39 per SF         \$170.79 per SF         \$162.90 per SF           Sale Date         // 4/2023         7/27/2023         7/14/2023           Terms of Sale         // Arm's Length         Distressed         // Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           File SF         2,304         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,00D         Description         Adjustment         Description	ITEM	Subj	ect	Compar	able #1	Compar	able #2	Compara	ble #3	
Address         MINNEOLA         RD         RD           Proximity	AK#	39270	033	3937	'810	3937	757	39377	761	
Sales Price         \$484,900         \$452,300         \$431,400           Cost of Sale        15%        15%        15%         .15%           Time Adjust         0.00%         2.00%         2.00%         Adjusted Sale         \$375,318           \$/SF FLA         \$162.39 per SF         \$178.89 per SF         \$170.79 per SF         \$162.90 per SF           Sale Date         12/21/2023         7/27/2023         7/14/2023           Terms of Sale         Q Am's Length         Distressed         Q Am's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment           Fla SF         2,304         0         2,304         0         2,304         0           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Fla SF         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,304         0         2,0023         2023	Address									
Cost of Sale         -15%         -15%         -15%           Time Adjust         0.00%         2.00%         2.00%           Adjusted Sale         \$412,165         \$393,501         \$375,318           \$VSF FLA         \$162.39 per SF         \$170.79 per SF         \$162.90 per SF           Sale Date         12/21/2023         7/27/2023         7/14/2023           Terms of Sale         Image: Construction of the second	Proximity									
Time Adjust         0.00%         2.00%         2.00%           Adjusted Sale         \$412,165         \$339,501         \$375,318           \$/SF FLA         \$162.39 per SF         \$178.89 per SF         \$170.79 per SF         \$162.90 per SF           Sale Date         12/21/2023         7/27/2023         7/14/2023         7/14/2023           Terms of Sale         Imm's Length         Distressed         Imm's Length         Distressed         Imm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Fia SF         2,304         2,304         0         2,304         0         2,034         0           Gondition         GOOD         GOOD         GOOD         GOOD         GOOD         GOOD         Baths         2.1         2.1         2.1         2.1         2.1         2.1         2.1         2.1         2.1         2.1	Sales Price							, ,		
Adjusted Sale         \$412,165         \$393,501         \$375,318           \$/SF FLA         \$162.39 per SF         \$178.89 per SF         \$170.79 per SF         \$162.90 per SF           Sale Date         12/21/2023         7/27/2023         7/14/2023           Terms of Sale         ✓         Arm's Length         Distressed         ✓         Constr.         Side OCK         BLOCK         BLOCK         BLOCK         BLOCK         Edita	Cost of Sale									
\$/SF FLA         \$162.39 per SF         \$178.89 per SF         \$170.79 per SF         \$162.90 per SF           Sale Date         12/21/2023         7/27/2023         7/14/2023           Terms of Sale         Image: Arm's Length image: Distressed         Image: Arm's Length image: Distressed         Image: Arm's Length image: Distressed	÷									
Sale Date         12/21/2023         7/27/2023         7/14/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment <th>-</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	-									
Terms of Sale       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed         Value Adj.       Description       Adjustment       Description       Adjustment       Description       Adjustment       Description       Adjustment       Description       Adjustment       Output       Adjustment       Output       Adjustment       Description       Adjustment       Output       Adjustment       Distressed       Output       Adjustment       Output       Adjustment       Adjustment       Adjustment       Adjustment       Adjustment       Adjustment       Adjustment       Adjustment       Distressed       Adjustment       Distressed       Adjustment       Adjustment       Adjustment       Adjustment       Adjustment       Adjustment       Distressed       Adjustment       Distressed       Distressed       Adjustment       Distressed       Adjustment       Distressed       Adjustment       Di	-	\$162.39	per SF		•					
Value Adj.         Description         Description         Adjustment         Description <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>_</td></th<>									_	
Fla SF         2,304         2,304         0         2,304         0         2,304         0           Year Built         2022         2023         2023         2023         2023         2023           Constr. Type         BLOCK	Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed			
Fla SF         2,304         2,304         0         2,304         0         2,304         0           Year Built         2022         2023         2023         2023         2023         2023           Constr. Type         BLOCK	Value Adi.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Year Built         2022         2023         2023         2023         2023           Constr. Type         BLOCK         BLOCK         BLOCK         BLOCK         BLOCK         BLOCK           Condition         GOOD         GOOD         GOOD         GOOD         GOOD         GOOD           Baths         2.1         2.1         2.1         2.1         2.1         2.1         2.1           Garage/Carport         2 CAR         2 CAR         2 CAR         2 CAR         2 CAR         2 CAR           Porches         Y         Y         Y         Y         Y         Y         Y           Pool         N         N         0         N         0         N         0           AC         Central         O         O         O         O         O         O           Site Size         O         O         O         O         O         O         O           View         O         Net Adj. 0.0%         O         Net Adj. 0.0%         O         O         O           Market Value         \$374,136         Adj Market Value         \$412,165         Adj Market Value         \$393,501         Adj Market Value         \$375,31		•		-				-	-	
Condition         GOOD         GOOD         GOOD         GOOD         GOOD           Baths         2.1         2.1         2.1         2.1         2.1         2.1           Garage/Carport         2 CAR         2 CAR         2 CAR         2 CAR         2 CAR         2 CAR           Porches         Y         Y         Y         Y         Y         Y         Y           Pool         N         N         0         N         0         N         0           Fireplace         0         O         0         0         0         0         0           AC         Central         Central         O         Central         0         Central         0           Other Adds	Year Built	2022		,		,				
Condition         GOOD         Quart         Z.1	Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK		
Garage/Carport         2 CAR         2 CAR         2 CAR         2 CAR           Porches         Y         Y         Y         Y         Y         Y           Pool         N         N         0         N         0         N         0           Fireplace         0         0         0         0         0         0         0         0           AC         Central         Central         0         Central         0         Central         0		GOOD		GOOD		GOOD		GOOD		
Porches         Y         Y         Y         Y         Y           Pool         N         N         0         N         0         N         0           Fireplace         0         0         0         0         0         0         0         0         0           AC         Central         Central         0         O </td <td>Baths</td> <td>2.1</td> <td></td> <td>2.1</td> <td></td> <td>2.1</td> <td></td> <td>2.1</td> <td></td>	Baths	2.1		2.1		2.1		2.1		
Porches         Y         Y         Y         Y         Y           Pool         N         N         0         N         0         N         0           Fireplace         0         O         0         0         0         0         0         0           AC         Central         O         Central         0         Central         0         Central         0         Central         0         Central         0         O           Other Adds         Central         Central         0         O         Central         0         Centra         Centra         0	Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR		
Fireplace         0	Porches	Y		Y		Y		Y		
AC       Central       Central       0       Central       0       Central       0         Other Adds       Image: Central of the state	Pool	N		N	0	N	0	Ν	0	
Other Adds       Image: Site Size       Image	Fireplace	0		0	0	0		0	0	
Site Size       Image:		Central		Central	0	Central	0	Central	0	
LocationImage: Market ValueImage: Market Value<										
View         Image: Market Value         Net Adj. 0.0%         0         Sales Price         Market Value         \$375,318         Adj Market Value         \$412,165         Adj Market Value         \$393,501         Adj Market Value         \$375,318	Site Size						Ţ			
Net Adj. 0.0%         0         Net Adj. 0.0%         0         Net Adj. 0.0%         0         Net Adj. 0.0%         0           Gross Adj. 0.0%         0         Gross Adj. 0.0%         Gros Adj. 0.0%         Gross Adj. 0.0%         G	Location									
Adi Sales Price         Market Value         \$374,136         Adj Market Value         \$412,165         Adj Market Value         \$393,501         Adj Market Value         \$375,318	View									
Adi Sales Price Market Value \$374,136 Adj Market Value \$412,165 Adj Market Value \$393,501 Adj Market Value \$375,318				Net Adj. 0.0%	0	Net Adj. 0.0%	0	Net Adj. 0.0%	0	
Adi Sales Price				Gross Adj. 0.0%	0	Gross Adj. 0.0%	0	Gross Adj. 0.0%	0	
Adj. Sales Price Value per SF 162.39		Market Value	\$374,136	Adj Market Value	\$412,165	Adj Market Value	\$393,501	Adj Market Value	\$375,318	
	Adj. Sales Price	Value per SF	162.39							

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 11/26/2024

#### 2024-0460 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3927033	2292 MYSTIC MAZE LN	
			MINNEOLA 2237 HUNTSMAN RIDGE RD	-
2	COMP 2	3937757	MINNEOLA	0
3	COMP 1	3937810	2333 TREASURE HILL ST	
		0001010	MINNEOLA	0
4	COMP 3	3937761	2253 HUNTSMAN RIDGE RD	
			MINNEOLA	0
5				
6				
7				
8				

	y 3927033 32-21-26-0010 <i>Current Owne</i>		LCPA Pr Roll Year	operty Ree 2025 St	cord Ca atus: A		PRC Run: 11	024-0460 S /26/2024 Card # <b>erty Locat</b>	Ву 1 of	1	
BTR SCATTER	RED SITE OWNE		-				Site A	ddress 2292 N	IYSTIC MA	AZE LN	
5001 PLAZA O	N THE LAKE ST	E 200					Mill G	minni roup 0MI2		FL BHD 444	34715  3
AUSTIN	тх	78746					001	Property Us	e FAMILY	Last Insp MW 02-	
Legal Descrip		10140					001	00 SINGLE		10100 02-	14-202
VILLAGES AT		S PHASE 1A PB	75 PG 33-47 LOT (	61 ORB 6165 P	G 1861						
Land Lines	Front Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lan	
# Code 1 0100		Adj	1.00 LT	Price 75,000.0	Factor 0 0.0000	Factor 1.00	Factor 1.000	Factor 1.000	-	Valu 0	ie 75,000
				10,000.0		1.00	1.000	1.000			70,000
	Total Acres	0.00	JV/Mkt	0		 Tota	 II Adj JV/N	 1kt			75,000
Clas	sified Acres	0	Classified JV/Mkt	75,000 Sketch		Classifie	d Adj JV/N	1kt			(
Bldg 1 Sec	: 1 of 1		Replacement Co			Deprec B	dg Value	299,136	Mult	ti Story	1
O	13 PF 10 13 13	10 10	17	33							
24		FLA									
24		FUS		53							
		2	3								
7 OPF	20 3 13	GA 12	11 3								
	Buildin	g Sub Areas			Building V	aluation		Co	nstruction	Detail	
Code FLA FINISH	Description ED LIVING ARE/	Living Are G	oross Are Eff Area 916 91	Year Built			2022 2304	Ітр Туре	R1	Bedrooms	3
US FINISH	ED AREA UPPEI	R 1,388	1,388 138	<sup>8</sup> Base Rate	d		2304 106.01	No Stories	2.00	Full Baths	2
	GE FINISH PORCH FINISHE	0 E 0	460 186	0 0 Building RC	N		299,136	Quality Grade	685	Half Baths	1
				Condition % Good			VG 100.00	Wall Type	03	Heat Type	6
				Functional C	bsol			Foundation	3	Fireplaces	
	TOTAL	_S 2,304 2	,950 2,304	Building RC	NLD		299,136	Roof Cover	3	Type AC	03

75,000

299.136

0

374,136

### LCPA Property Record Card

Roll Year 2025 Status: A

2024-0460 Subject PRC Run: 11/26/2024 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												
	RCN	RCN %Good										

				Build	ing Pern	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2023	1378-21-09	10-22-2021	04-07-2022	429,860	0001	SFR 3BED 2292 MYSTIC MAZE LN	03-14-2023	

	Sales Information											Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount		
2023076062 2022128877	6165 6029 0	1861 2042 0	06-17-2023 09-22-2022 01-01-1900	WD WD	Q Q U	05 01 U	I	1,030,800 412,000 0							
									· · · · ·		Total		0.00		
						Val	lue Summ	ary							
Land Value Blo	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	Cnty Ex Ar	nt Co Tax Val	Sch Tax V	Val Prev	rious Valu		

374136

0.00

374136

374136

374,136

0

Alternate Key 3937810 Parcel ID 32-21-26-0011-000-17900 Current Owner	LCPA Proj Roll Year	perty Record Ca 2025 Status: A	ard	PRC Run: 11/	24-0460 Comp 1 /26/2024 By Card # 1 erty Location	of 1
EUSTAQUIO SILVA JUNIOR WILSON & ANTO			Site A	Address 2333 Th	REASURE HILL	
2333 TREASURE HILL ST			Mill G	MINNE Group 0MI2	EOLA NBHD	FL 34715 4443
MINNEOLA FL 34715				Property Use		Inspection
Legal Description			001	00 SINGLE		/ 01-10-202
VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78	3 PG 43-47 LOT 179	) ORB 6262 PG 281				
Land Lines LL Use Front Depth Notes	Units	Unit Depth	Loc Shp	Phys	Class Val	Land
#         Code         Home         Deput         Adj           1         0100         0         0         0	1.00 LT	Price         Factor           75,000.00         0.0000	FactorFactor1.001.000	Factor 1.000		Value 75,000
Total Acres 0.00	JV/Mkt[0		Total Adj JV/M			75,000
	Classified JV/Mkt 75	5,000 Sketch	Classified Adj JV/M			(
Bldg 1 Sec 1 of 1	Replacement Cost	299,136	Deprec Bldg Value	299,136	Multi Story	· 1
$ \begin{array}{c} 10\\ 17\\ 10\\ 10\\ 13\\ 10\\ 13\\ 13\\ 13\\ 13\\ 13\\ 13\\ 11\\ 12\\ 20\\ 6AR\\ 20\\ 13\\ 13\\ 11\\ 12\\ 20\\ 6AR\\ 20\\ 13\\ 13\\ 13\\ 13\\ 13\\ 13\\ 13\\ 13\\ 13\\ 13$	sf) 10 31 31 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7					
	ss Are Eff Area	Building V Year Built	2023	Imp Type	R1 Bedro	
FLAFINISHED LIVING AREA916FUSFINISHED AREA UPPER1,388	1,388 1388	Effective Area Base Rate	2304 106.01	No Stories	2.00 Full B	
GAR GARAGE FINISH 0 DPF OPEN PORCH FINISHE 0	460 0	Building RCN	299,136	Quality Grade	685 Half E	Baths 1
		Condition % Good	VG	Wall Type	03 Heat	Туре 6
		70 GUUU	100.00	1		
		Functional Obsol		Foundation	3 Firepl	laces

### LCPA Property Record Card

Roll Year 2025 Status: A

2024-0460 Comp 1 PRC Run: 11/26/2024 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												
							1	I					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	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 Inform		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	QU	03 U	Ι	484,900 0				
										Total		0.00
Value Summary												
Lend Value Dide		14:	Value Mark	-+ \ / -		. <b>f</b>	A					in

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

	21-26-0011-0 Current Owner		LCPA Pr Roll Year	operty Rec 2025 Sta	ord Cai itus: A	rd		PRC Run: 11/ Prope	Card # erty Loca	By 1 of <i>tion</i>			
DESSELLE JOSE	PH P II & DEVI	NS					Site Address 2237 HUNTSMAN RIDGE RD MINNEOLA FL 34715						
2237 HUNTSMAN	N RIDGE RD						Mill G			BHD 444			
MINNEOLA	FL	34715					0010	Property Us 00 SINGLE		Last Inspe MW 01-1			
Legal Descriptio	n		-										
Land Lines			78 PG 43-47 LOT					Dhur					
LL Use Fro # Code Fro		Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Factor	Class Val	Lane Valu	le		
	0 0	0.001	1.00 LT		0.0000	1.00 Toto	1.000 I Adj JV/M	1.000			75,000		
	ed Acres	0.00	JV/Mkt Classified JV/Mkt	75,000		Classified	d Adj JV/M	lkt			75,000 (		
Bldg 1 Sec	1 of 1		Replacement Co	Sketch st 299,136		Deprec Bl	da Value	299 136	Mul	ti Story 1	1		
11 20 G	10 7 10 7 10 7 1,388 FLA (916 23 23 7 4 AR 60 sf) 23	(130 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	sf) 3 10 3 31 3 31 31 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7										
	Building	Sub Areas	122-52-52	B	uilding Va	aluation		Cor	nstruction	n Detail	_		
	escription	Living Are 0	iross Are Eff Area 916 91	Year Built			2023	Ітр Туре	R1	Bedrooms	3		
FUS FINISHED	AREA UPPER	1,388	1,388 138	<sup>8</sup> Base Rate	1		2304 106.01	No Stories	2.00	Full Baths	2		
GAR GARAGE OPF OPEN PC	FINISH RCH FINISHE	0 0		0 0 Building RCN			299,136	Quality Grade	685	Half Baths	1		
				Condition % Good			VG 100.00	Wall Type	03	Heat Type	6		
	TOTALS	2,304 2	,950 2,304	Functional Ob	osol			Foundation	3	Fireplaces			

75,000

299.136

0

374,136

#### LCPA Property Record Card

Roll Year 2025 Status: A

2024-0460 Comp 2 PRC Run: 11/26/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	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											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	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 Inform	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	QU	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 Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

374136

50,000.00

324136

349136

374,136

0

Alternate Key 3937761 Parcel ID 32-21-26-0011-000-11700 <i>Current Owner</i>	LCPA Prop Roll Year 2	perty Record Ca 2025 Status: A		PRC Run: 11/	24-0460 Comp 3 26/2024 By Card # 1 erty Location UNTSMAN RIDG	of 1
JULIAN MARCUS W & CATHERINE M RIVER				MINNE	EOLA F	L 34715
2253 HUNTSMAN RIDGE RD			Mill G	Froup 0MI2		4443 nspection
MINNEOLA FL 34715			001			01-10-202
Legal Description VILLAGES AT MINNEOLA HILLS PHASE 1B PB 7	78 PG 43-47 LOT 117	7 ORB 6178 PG 1140				
LL Use Front Depth Adi	Units	Unit Depth	Loc Shp	Phys	Class Val	Land
#         Code         From         Deput         Adj           1         0100         0         0         0	1.00 LT	Price         Factor           75,000.00         0.0000	FactorFactor1.001.000	Factor     1.000	0	<u>Value</u> 75,000
Total Acres     0.00       Classified Acres     0	JV/Mkt 0 Classified JV/Mkt 75		Total Adj JV/N Classified Adj JV/N			75,000
Bldg 1 Sec 1 of 1	Replacement Cost	<b>Sketch</b> 299,136	Deprec Bldg Value	299,136	Multi Story	1
(460 sf) 0	sf) 3 10 3 3 31 31 7 3 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8					
- 1						
Building Sub Areas           Code         Description         Living Are         Groups		Building V Year Built	2023	Con Imp Type	R1 Bedroo	
FLAFINISHED LIVING AREA916FUSFINISHED AREA UPPER1,388	1,388 1388	Effective Area Base Rate	2304 106.01	No Stories	2.00 Full Ba	aths 2
GAR GARAGE FINISH 0 OPF OPEN PORCH FINISHE 0	460 0 186 0	Building RCN	299,136	Quality Grade	685 Half B	aths 1
		Condition % Good	VG 100.00	Wall Type	03 Heat T	
		Functional Obsol		Foundation	3 Firepla	-
TOTALS 2,304 2,9	950 2,304	Building RCNLD	299,136	Roof Cover	3 Type A	C 03

75,000

299.136

0

374,136

### LCPA Property Record Card

Roll Year 2025 Status: A

2024-0460 Comp 3 PRC Run: 11/26/2024 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	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 Inform	ation					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	QU	03 U	I	431,400 0					
										Tota	I	0.00	
	Value Summary												
Land Value	3ldg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	Cnty Ex A	mt Co Tax Val Sch Ta	x Val Pre	vious Valu	

374136

0.00

374136

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374,136

0