



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3852879

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

<b>Petition #</b> 2024-0477	Alternate Key: 3852879	Parcel ID: 12-19-27-1902-00C-06800	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 34208 ALAMEDA DR SORRENTO	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH SFR C2 L P	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 333,481	\$ 333,481	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 325,220	\$ 325,220	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 325,220	\$ 325,220	

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

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3852879	3852903	3852909	3852919
<b>Address</b>	34208 ALAMEDA DR SORRENTO	23513 SAN SEBASTIAN CT SORRENTO	23540 COMPANERO DR SORRENTO	34315 ALICANTE CT SORRENTO
<b>Proximity</b>		0.20 Miles	0.24 Miles	0.19 Miles
<b>Sales Price</b>		\$435,000	\$400,000	\$340,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	0.00%	2.40%
<b>Adjusted Sale</b>		\$374,970	\$340,000	\$297,160
<b>\$/SF FLA</b>	\$172.61 per SF	\$201.27 per SF	\$172.41 per SF	\$176.88 per SF
<b>Sale Date</b>		9/13/2023	12/22/2023	6/8/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,932	1,863	3450	1,972	-2000	1,680	12600
<b>Year Built</b>	2015	2011	0	2013	0	2014	0
<b>Constr. Type</b>	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	EX	EX	0	EX	0	EX	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	Garage	0
<b>Porches</b>	2 OPF	2 OPF	0	2 OPF	0	OPF	25000
<b>Pool</b>	N	Y	-20000	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	-	SEN HTB	-23000	-	0	-	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	House	0	House	0
		-Net Adj. 10.5%	-39550	-Net Adj. 0.6%	-2000	Net Adj. 12.7%	37600
		Gross Adj. 12.4%	46450	Gross Adj. 0.6%	2000	Gross Adj. 12.7%	37600
<b>Adj. Sales Price</b>	Market Value <b>\$333,481</b>	Adj Market Value	<b>\$335,420</b>	Adj Market Value	<b>\$338,000</b>	Adj Market Value	<b>\$334,760</b>
	Value per SF 172.61						

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: Chris Jensen**

**DATE 11/18/2024**

**2024-0477 Comp Map**



<b>Bubble #</b>	<b>Comp #</b>	<b>Alternate Key</b>	<b>Parcel Address</b>	<b>Distance from Subject(mi.)</b>
1		#N/A	#N/A	#N/A
2		#N/A	#N/A	#N/A
3		#N/A	#N/A	#N/A
4		#N/A	#N/A	#N/A
5				
6				
7				
8				



Alternate Key 3852879  
 Parcel ID 12-19-27-1902-00C-06800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0477 Subject  
 12/10/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015040783	05-07-2015	12-10-2015	71,000	0001	SFR 34208 ALAMEDA DR	12-07-2015		

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021102654	5759 1363	06-17-2021	WD	U	11	I	0				
2021032678	5660 1688	02-25-2021	WD	Q	01	I	272,000				
2021014110	5633 0608	01-26-2021	WD	U	37	I	258,100				
	4677 1967	08-28-2015	WD	Q	Q	I	202,500				
	4621 0762	05-01-2015	WD	U	M	I	150,000				
Total											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
90,000	243,481	0	333,481	8261	325220	0.00	325220	333481	295,656	

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Alternate Key 3852903  
Parcel ID 12-19-27-1902-00C-09200

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 1  
12/10/2024 By  
Card # 1 of 1

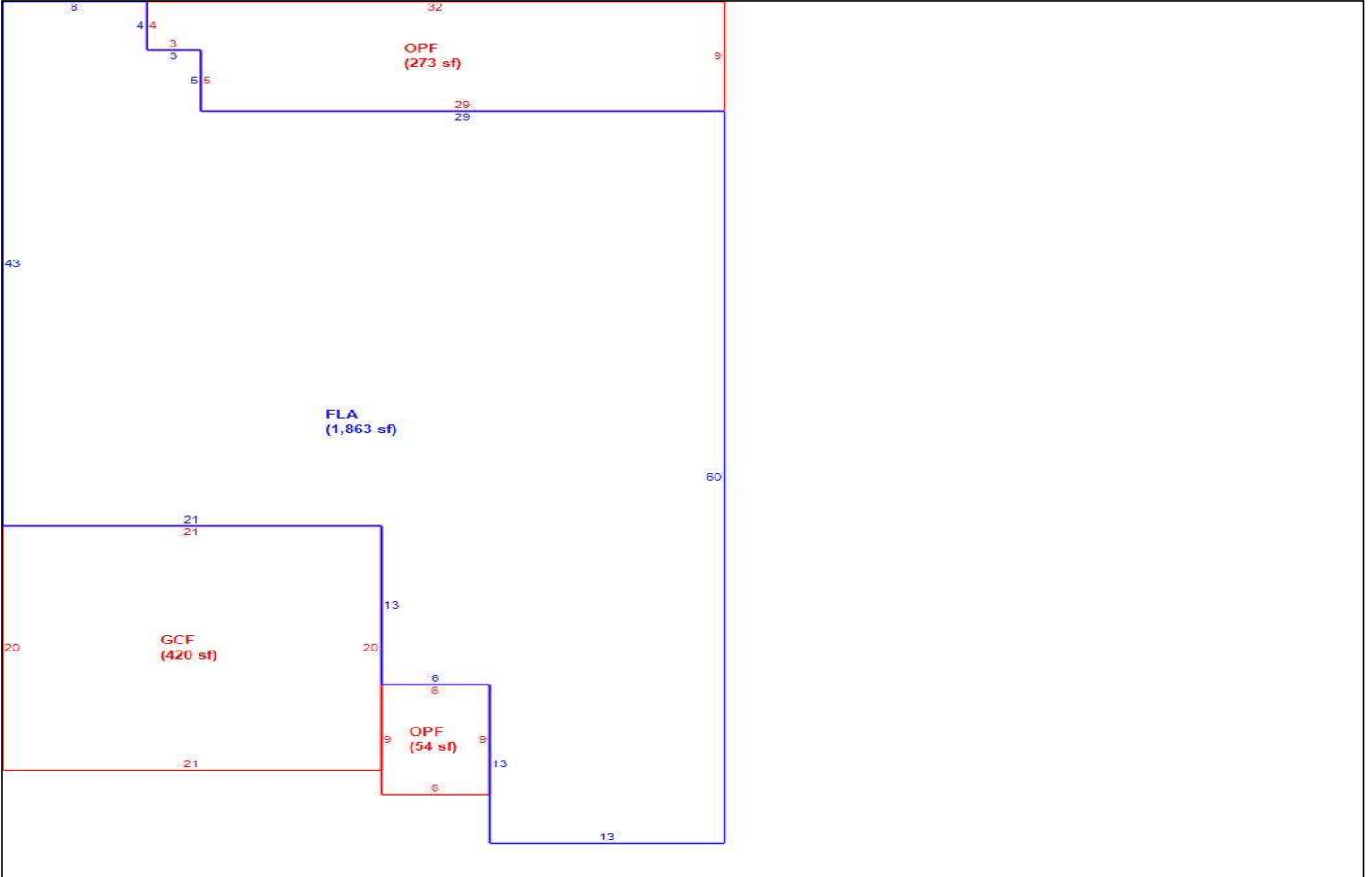
Current Owner		
BRADFORD LENORE K & HARRY P		
23513 SAN SEBASTIAN CT		
SORRENTO	FL	32776

Property Location			
Site Address 23513 SAN SEBASTIAN CT			
SORRENTO		FL 32776	
Mill Group	CG02	NBHD	2626
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 92 BLK C ORB 6214 PG 943

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000			
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 245,394
		Deprec Bldg Value	238,032
		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	1,863	1,863	1863	2011	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.79	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	327	0	245,394	Wall Type	03	Heat Type	6
TOTALS		1,863	2,610	1,863	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	238,032		



Alternate Key 3852903  
Parcel ID 12-19-27-1902-00C-09200

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 1  
12/10/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	351.00	SF	46.00	2011	2011	16146.00	85.00	13,724
PLD2	POOL/COOL DECK	681.00	SF	5.38	2011	2011	3664.00	70.00	2,565
SEN2	SCREEN ENCLOSED STRUCTURE	2132.00	SF	3.50	2011	2011	7462.00	70.00	5,223
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2011	2011	7000.00	70.00	4,900

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011110261	11-15-2011	03-01-2012	5,649	0003	SEN 25.4X39.8			
2012	2011100079	10-14-2011	03-01-2012	2,986	0003	PLH			
2012	2011090062	09-12-2011	03-01-2012	36,414	0003	POL 14X28 W/SPA & DECK			
2012	2010120070	03-14-2011	02-09-2012	170,040	0001	SFR 23513 SAN SEBASTIAN CT			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023116143	6214	0943	09-13-2023	WD	Q	01	I	435,000	039	HOMESTEAD	2024	25000
2021141877	5814	1820	10-05-2021	WD	Q	01	I	352,500	059	ADDITIONAL HOMESTEAD	2024	25000
	4058	1683	07-28-2011	WD	Q	Q	I	156,000				
	4011	0281	03-08-2011	WD	U	M	V	132,000				
	3875	0192	02-17-2010	WD	U	M	V	381,100				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
90,000	238,032	26,412	354,444	0	354444	50,000.00	304444	329444	317,328	

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Alternate Key 3852909  
Parcel ID 12-19-27-1902-00C-09800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 2  
12/10/2024 By  
Card # 1 of 1

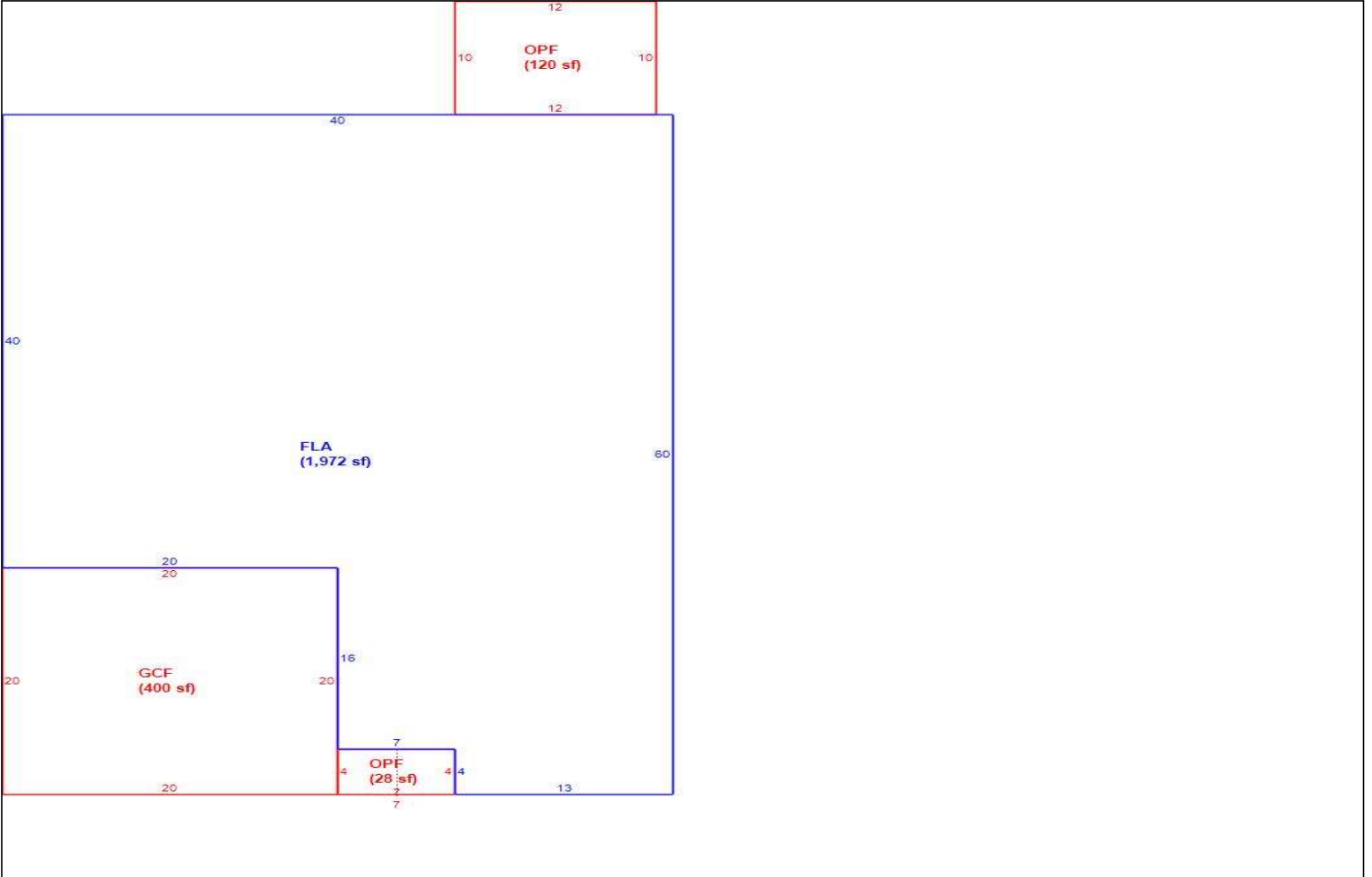
Current Owner		
RENNER KENNETH H & JOAN D LIFE ESTA		
23540 COMPANERO DR		
SORRENTO	FL	32776

Property Location		
Site Address 23540 COMPANERO DR		
SORRENTO FL 32776		
Mill Group	CG02	NBHD 2626
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 98 BLK C ORB 6265 PG 2119 ORB 6353 PG 1649

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000			
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0			

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 254,177 Deprec Bldg Value 246,552 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,972	1,972	1972	2013	1972	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.49	254,177	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	148	0	EX	97.00	Wall Type	03	Heat Type	6
					% Good	0	Foundation	3	Fireplaces	0
					Functional Obsol	246,552	Roof Cover	3	Type AC	03
TOTALS		1,972	2,520	1,972	Building RCNLD					

Alternate Key 3852909  
 Parcel ID 12-19-27-1902-00C-09800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 2  
 12/10/2024 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	
2018	SALE	01-01-2017	05-04-2018	1	0099	CHECK VALUE	02-15-2018		
2017	2016080715	08-19-2016	12-29-2016	2,199	0002	CONV SALES OFFICE TO GARAGE	12-29-2016		
2015	SALE	01-01-2014	03-05-2015	1	0099	CHECK VALUE	03-05-2015		
2014	2013030129	03-19-2013	01-16-2014	71,000	0001	SFR SALES CENTER 23540 COMPANE	01-16-2014		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024073259	6353 1649	06-14-2024	LE	U	11	I	100	039	HOMESTEAD	2024	25000
2024001122	6265 2119	12-22-2023	WD	Q	01	I	400,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017022646	4909 0600	02-24-2017	WD	Q	Q	I	227,500				
	4515 0157	08-12-2014	WD	Q	Q	I	209,000				
	4452 2187	03-13-2014	WD	U	M	V	315,000				
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	
90,000	246,552	0	336,552	0	336552	50,000.00	286552	311552	298,566	

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Alternate Key 3852919  
Parcel ID 12-19-27-1902-00C-10800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 3  
12/10/2024 By  
Card # 1 of 1

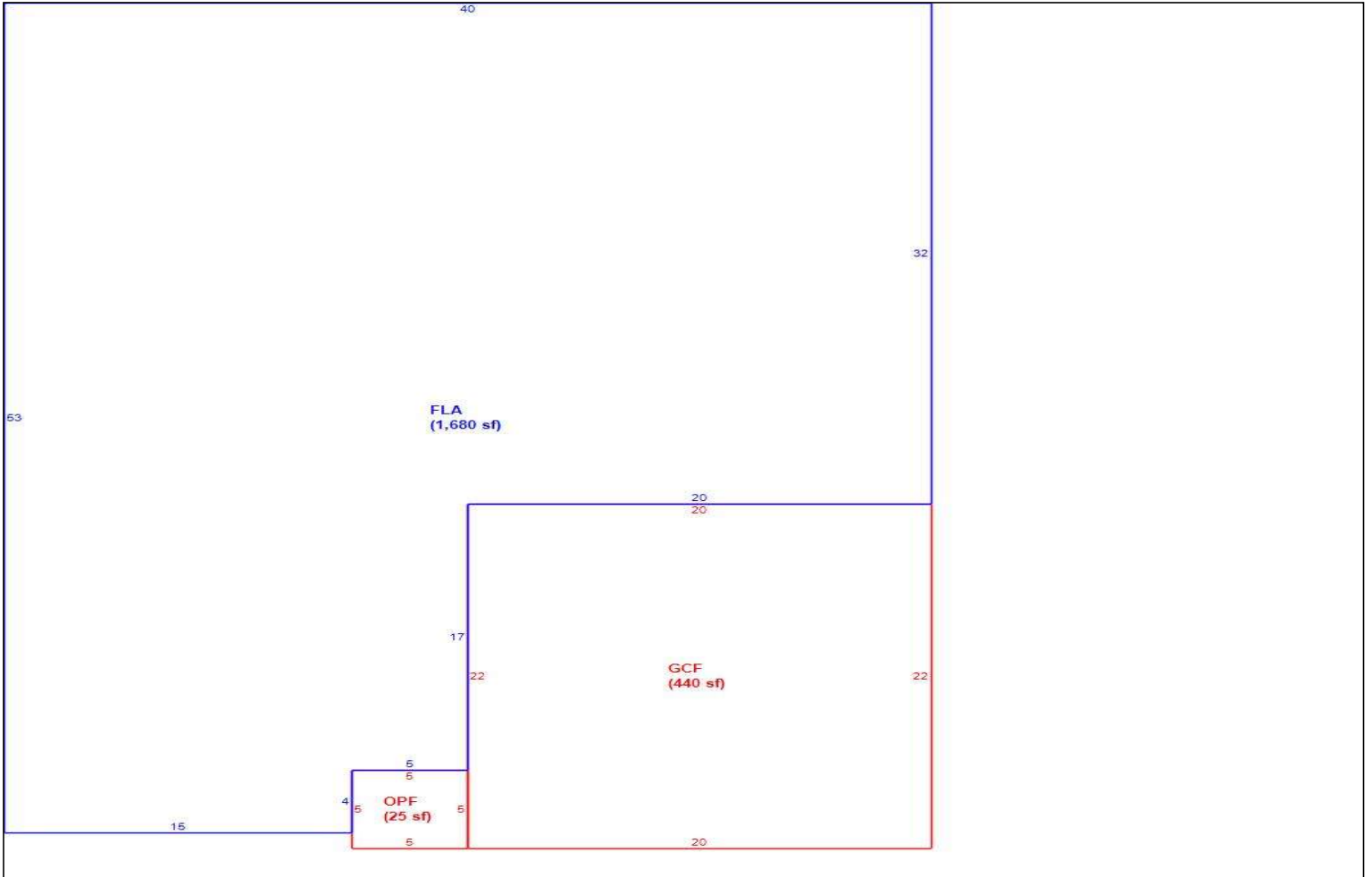
Current Owner		
CARBONEL JOSE A AND CHRISTINA R NICK		
34315 ALICANTE CT		
SORRENTO	FL	32776

Property Location		
Site Address 34315 ALICANTE CT		
SORRENTO FL 32776		
Mill Group	CG02	NBHD 2626
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 108 BLK C ORB 6176 PG 481

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000		
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 222,750
		Deprec Bldg Value 216,068	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,680	1,680	1680	2014	1680	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	109.28	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	222,750	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,680	2,145	1,680	Building RCNLD	216,068					

Alternate Key 3852919  
 Parcel ID 12-19-27-1902-00C-10800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 3  
 12/10/2024 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	
2015	2014050389	06-13-2014	02-25-2015	67,000	0001	SFR 1695SF 34315 ALICANTE CT	02-25-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023084730	6176	0481	06-08-2023	WD	Q	01	340,000	039	HOMESTEAD	2024	25000	
2023030045	6108	1681	03-13-2023	WD	U	37	312,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4562	0900	12-05-2014	WD	Q	Q	177,200					
	4489	1371	06-04-2014	WD	U	M	45,000					
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	
90,000	216,068	0	306,068	0	306068	50,000.00	256068	281068	269,219	

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