

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 3783254

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 Clerk	of the value adjust	MENT BOARD (VAB)
Petition# 2024-0496 Co	unty Lake	Tax year 2024	Date received 9. /2.24
COMPL	Ened by the permon	ier	
PART 1. Taxpayer Information 1			
	ORO DLP Representativ	ve: Ryan, LLC c/o	Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste Scottsdale, AZ 85254	Parcel ID and 650 physical addres or TPP account	33	05-000-13600 [.] Creek Court
Phone 954-740-6240	Email	ResidentialA	ppeals@ryan.com
The standard way to receive information is by US m			-
I am filing this petition after the petition deadline documents that support my statement.	. I have attached a stateme	ent of the reasons	I filed late and any
☐ I will not attend the hearing but would like my evid your evidence to the value adjustment board clerk evidence. The VAB or special magistrate ruling w	. Florida law allows the proper ill occur under the same sta	erty appraiser to cro tutory guidelines a	oss examine or object to your s if you were present.)
Type of Property ☑ Res. 1-4 units ☐ Industrial and ☐ Commercial ☐ Res. 5+ units ☐ Agricultural or d			Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason for Petition Check one.	If more than one, file a se	parate petition.	
 ✓ Real property value (check one) ✓ decrease □ □ Denial of classification 	increase Denial of o	exemption Select	or enter type:
 Parent/grandparent reduction Property was not substantially complete on Janu Tangible personal property value (You must have return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event 	ary 1 (Include a timely filed a Qualifying ir	date-stamped com mprovement (s. 193 o or control (s. 193.1	, ,
Check here if this is a joint petition. Attach a li determination that they are substantially simil	ar. (s. 194.011(3)(e), (f), an	d (g), F.S.)	
 Enter the time (in minutes) you think you need to by the requested time. For single joint petitions to group. 	or multiple units, parcels, or	accounts, provide t	he time needed for the entire
My witnesses or I will not be available to atten	-		
You have the right to exchange evidence with the p evidence directly to the property appraiser at least appraiser's evidence. At the hearing, you have the	15 days before the hearing right to have witnesses swo	and make a writte orn.	n request for the property
You have the right, regardless of whether you initia of your property record card containing information information redacted. When the property appraiser to you or notify you how to obtain it online.	relevant to the computation	n of your current as	ssessment, with confidential

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 without attaching a completed power of attorney or au Written authorization from the taxpayer is required for collector.	thorization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have acc 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 Professio Complete part 4 if you are the taxpayer's or an affiliate representatives.	nal Signature ed entity's employee or you are one of the follo	wing licensed
I am (check any box that applies):		
	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar numbe		
A Florida real estate appraiser licensed under Cha		RD6182
A Florida real estate broker licensed under Chapte		
A Florida certified public accountant licensed under		
I understand that written authorization from the taxpay appraiser or tax collector.		
Under penalties of perjury, I certify that I have authoriz am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I hav	s of filing this petition and of becoming an ager	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representativ	e not listed in part 4 above.	
☐ I am a compensated representative not acting as a AND (check one)	one of the licensed representatives or employe	ees listed in part 4 above
Attached is a power of attorney that conforms to the taxpayer's authorized signature OR [] the taxpayer's		, executed with the
I am an uncompensated representative filing this p	petition AND (check one)	
the taxpayer's authorization is attached OR [] the	e taxpayer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpay appraiser or tax collector.	yer is required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the own becoming an agent for service of process under s. 19 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #	1	2024-0496		Alternate K	ey: 3783256	Parcel I	D: 25-24-26-030	05-000-13600
Petitioner Name The Petitioner is:	Ryan,llo	c c/o Robert I cord 📿 Tax	Peyton payer's agent	Property Address		/ER CREEK CT ERMONT	Check if Mu	ultiple Parcels
Owner Name	FKI	H sfr propco (d lp	Value from TRIM Notice		re Board Action	· Value atter i	Board Action
1. Just Value, rec	uired			\$ 314,3	92 \$	314,39	2	
2. Assessed or cl		lue, *if appli	cable	\$ 314,3	1	314,39		
3. Exempt value,				\$	- \$	-		
4. Taxable Value,				\$ 314,3		314,39	2	
*All values entered	-	nty taxable va	lues, School an				I	
Last Sale Date	4/6/2021		ce: \$28		Arm's Length [Book <u>5686</u> F	Page <u>599</u>
ITEM	Subje	ect	Compara	able #1	Compar	able #2	Compara	able #3
AK#	37832		3783		3783		37832	
Address	17538 SILVER CLERM		17413 SILVEF CLERM		17325 WOOD CLERN		17416 SILVER CLERM	
Proximity			same	sub	same	sub	same	sub
Sales Price			\$385,		\$380,		\$420,0	
Cost of Sale			-15		-15		-159	
Time Adjust			1.20		2.4		2.80	
Adjusted Sale			\$331,		\$332,		\$368,7	
\$/SF FLA	\$188.26	per SF	\$198.72		\$238.08		\$191.66	
Sale Date			9/22/2		6/14/2		5/3/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustmen
Fla SF	1,670		1,670	0	1,395	19250	1,924	-17780
Year Built	1999		2000		2000		1999	
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	
Condition	good		good		good		good	
Baths	2.1		2.1		2.1		2.0	5000
Garage/Carport	2 car		2 car		2 car		2 car	
Porches	96 sf		96 sf		169 sf		132 sf	
Pool	Y		Y	0	Y	0	Y	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	no		no		no		no	
Site Size	lot		lot		lot		lot	+
Location	good		good		good		good	
View	good		good		good		good	
			Net Adj. 0.0%	0	Net Adj. 5.8%	19250	-Net Adj. 3.5%	-12780
			Gross Adj. 0.0%		Gross Adj. 5.8%		Gross Adj. 6.2%	22780
Adj. Sales Price	Market Value	\$314,392	Adj Market Value	\$331,870	Adj Market Value	\$351,370	Adj Market Value	\$355,980
	Value per SF	188.26						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps The petitioner is taking off 15% after adjustment was made.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Mohamed Shariff

DATE 11/18/2024

2024-049€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3783256	17538 SILVER CREEK CT	
	· · · · , · · · ·		CLERMONT	-
2	comp 2	3783199	17325 WOODCREST WAY	
-	comp 2	0100100	CLERMONT	same sub
3	comp 1	3783227	17413 SILVER CREEK CT	
3	comp i	5705227	CLERMONT	same sub
		2702242	17416 SILVER CREEK CT	
4	comp 3	3783213	CLERMONT	same sub
5				
6				
7				
8				

Alternate	Kev 37	83256		1.0	CPA Pro	perty Reco	ord Ca	urd		2024-(PRC Run: 1	0496 Su	ubject ^{By}	
Parcel ID			-000-1360	-	Roll Year		tus: A	ii u			Card #		1
		nt Owner							Site A	Prop ddress 17538	perty Loca		
FKH SFR P	RUPCUD	LP							Sile P		RMONT		34714
1850 PARK	WAY PL ST	TE 900							Mill G	roup 0005 Property U		IBHD 058 Last Inspe	
MARIETTA		GA	30067						001		E FAMILY	PJF 01-	
Legal Desci	ription												
CLEAR CRE		E TWO LO		PGS 9-10 (ORB 5686 P		Denth						
LL Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lan Valu	
1 0100	0	0			1.00 LT	26,500.00	0.0000	3.00	1.000	1.000		0	79,500
	Total Ac		0.00	Classifi	JV/Mkt 0	0.500		Tota	l Adj JV/N	1kt			79,500
	assified Ac	aes	0	Classific	ed JV/Mkt 7	Sketch		Classified	d Adj JV/M				0
Bldg 1 S	Sec 1	of 1		Replac	ement Cost	228,304		Deprec B	dg Value	221,455	Mu	Iti Story (0
			70 s 8 1 9-7 16 s 8 2	50									
		Desilations	Out America				:					n Datail	
Code	Descrip	otion	Sub Areas Living Are	Gross Are	Eff Area	Year Built		aluation	1999	Imp Type	nstructio R1	Bedrooms	3
	SHED LIVI RAGE FINIS		1,670 0	1,670 400	1670 0	Effective Area			1670	No Stories	1.00	Full Baths	2
	N PORCH		0	96	0	Base Rate Building RCN			109.30 228,304	Quality Grad	e 670	Half Baths	1
						Condition			EX	Wall Type	03	Heat Type	
						% Good	I		97.00	Foundation	3	Fireplaces	
		TOTALS	1,670	2,166	1,670	Functional Ob Building RCNI			0 221,455	Roof Cover	3	Type AC	03
L			1		1				,		~		

Alternate Key 3783256

LCPA Property Record Card

2024-0496 Subject PRC Run: 12/12/2024 By

Parcel I	D 25-2	4-26-0	305-000)-13600		Rol	l Year	202	5 Sta	tus: A			Card #	1	of	1
					*	Onlv			aneous F ecords a	eatures re reflected	below					
Code		Descrip	otion		Units		Туре		t Price	Year Blt	Effect Yr	RCN	%Good	T	Apr Va	alue
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								Buil	ding Peri	mits						_
Roll Year		ID	Issue Da	ate C	omp Dat	e	Amo	ount	Туре		Descript	ion	Review D	ate	CO	Date
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				Sales Ir	oformati	on						Exer	nptions			
Instru	ment No	Bool	k/Page	Sale D				Code	Vac/Imp	Sale Price	Code	Description		Yea	ır A	Amour
	050462	5686 4128 1792	0599 0981 1090	02-15-2 01-31-2	2012 \	WD WD	Q Q	Q Q	1	282,000 125,000 148,900	0		Total			0.
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Alternate I Parcel ID LILIPE HOM RUA DANIEI VARGEM PE RIO DE JEN CLEAR CRE	25-24 Curre E MANAG BARRE EQUENA EIRO	4-26-03(ant Owne GEMENT TO DOS 5 - RJ	LLC SANTONS	LCPA Pro Roll Year 2	2025 Sta	ord Ca tus: A	ard	2024-0496 Comp 1 PRC Run: 12/12/2024 By Card # 1 of 1 Card # 1 of 1 Property Location Site Address 17413 SILVER CREEK CT CLERMONT FL 34 Mill Group 005 NBHD 0581 Property Use Last Inspect 00100 SINGLE FAMILY PJF 01-01-					
Land Lines	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
LL Code 1 0100	0	0	Adj	1.00 LT	Price 26,500.00	Factor 0.0000	Factor 3.00	Factor 1.000	Factor 1.000		0 Valu	e 79,500	
	Total A		0.00	JV/Mkt 0			Tota	i Adj JV/N	l l 1kt			79,500	
	assified A	cres	0	Classified JV/Mkt 79	Sketch			d Adj JV/N				0	
	ec 1	of 1		Replacement Cost	228,304		Deprec B	dg Value	221,455	Mul	ti Story 0)	
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OPF OPE		I FINISHE		96 0	Building RCN			228,304	Quality Grade		Half Baths	1	
					Condition % Good			EX 97.00	Wall Type	03	Heat Type	6	
		ΤΟΤΑΙ	LS 1,670 2,1	66 1,670	Functional Ob			0	Foundation Roof Cover	3	Fireplaces Type AC	0	
		IOTA		1,070	Building RCN	J		221,455	NOOI COVER	3	i ype AC	03	

Alternate Key 3783227 Parcel ID 25-24-26-0305-000-10700

LCPA Property Record Card

2024-0496 Comp 1 PRC Run: 12/12/2024 By

		Key 31				-			-	-	ora Cara		T NO TRUE.	12/12/2024	Uy		
Parcel	ID	25-2	4-26-0	0305-000)-1070	0	Ro	ll Yea	r 202	25 Sta	atus: A			Card #	1	of	1
							*Onh			laneous F records a	eatures re reflected i	below					
Code	1		Descri	ption		Un		Туре		nit Price	Year Blt	Effect Yr	RCN	%Good	3	Apr Va	alue
HTB1	HO	T TUB/SP					1.00		JT	4000.00	2000	2000	4000.0			-	2,00
OL2	1			RESIDE	ITIAL		36.00		SF	35.00	2000	2000	11760.0				9,9
LD2		OL/COOL					24.00		SF	5.38	2000	2000	2281.0				1,5
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					Sales I		1	1						mptions			
		nt No		k/Page	Sale		Instr	Q/U		Vac/Imp	Sale Price	Code	Descriptio	n	Yea	<u>r </u>	Amoui
202			6217		09-22-		WD	Q	01		385,000						
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2010	0040	5230	2814		03-31-		WD	Q	Q		285,000						
			2337		05-16-		WD	Q	Q	Í	185,000						
														Total			0.
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									Va	lue Summ	nary						
Land V	/alue	e Bldg	Value	Misc	Value	Mark	et Valu	e De	eferred	Amt As	ssd Value	Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val F	reviou	ıs Valı
79,50	00	22	1,455	15	749	31	6,704		0		316704	0.00	316704	31670)4	316	,839
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6217/297 OPENDOOR PROPERTY TRUST I TO LILIPE HOME MANAGEMENT LLC

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Alternate K				L	CPA Proj	perty Reco	ord Ca	ard		2024-0 PRC Run: 12	496 Co	omp 2	
Parcel ID			-000-0790	0 F	Roll Year	2025 Sta	us: A			Duce	Card #		1
173 25 WOOI		nt Owner							Site A	ddress 17325	erty Loca WOODCI		
1 COMP LN									Mill G		MONT	FL IBHD 058	34714 91
		N 17	11510							Property Us	se	Last Insp	ectio
GLEN COVE		NY	11542						001	00 SINGLE	E FAMILY	PJF 01-	-01-20
Legal Descrij CLEAR CREE		E TWO LO	T 79 PR 41 F	PGS 9-10 0	RB 6266 PG	525							
and Lines													
Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lan	
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12	e	19 7 7 7	sf 7 21	GA (42)	R 0 sf) 20	21							
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			1			Dullaina KCN			203,921		010		
						Condition			EX	Wall Type	03	Heat Type	F
						-			EX 97.00 0	Wall Type Foundation	03 3	Heat Type Fireplaces	

Alternate Key 3783199 Parcel ID 25-24-26-0305-000-07900

LCPA Property Record Card Roll Year 2025 Status: A

2024-0496 Comp 2 PRC Run: 12/12/2024 By

Card # 1 of 1

Parcel	ID 25-2	24-26-0	305-000	0-07900	Ro	ll Yeai	202	5 Sta	atus: A			Card #	1	of 1
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Code POL2	SWIMMING	Descrip			Jnits 319.00	Type S		it Price 35.00	Year Blt 2000	Effect Yr 2000	r RCN 11165.00	%Good) 85.00	Ар	r Value 9,490
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SEN2	SCREEN EN				540.00	S		3.50	2000	2000	5390.00			2,156
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Roll Yea			Issue Da		Date	Amo	ount	Type		Descrip	DTION	Review Da	te	CO Date
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Instru	ument No		k/Page	Sale Date		+ +	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
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2023	3074860	6164	0882	06-14-202		Q	01		380,000					
		4211 2667	1339 1179	08-31-201		Q Q	Q Q		135,000					
		1855	2366	08-25-200		Q	Q Q	1	144,900					
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												Total		0.00
							Val	ue Sumn	narv					
Land V	alue Bld	g Value	Misc	Value M	arket Valu	le De	ferred A	Amt A	ssd Value	Cnty Ex Ar	nt Co Tax Val	Sch Tax V	al Prev	/ious Valu
79,50	00 19	7,803	13,	307	290,610		0		290610	0.00	290610	290610	:	290,745
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***Ini	tormation on	this Pro	perty Rec	cord Card is	compiled	and us	ed by t	ne Lake	County Proper	tv Apprais	er for the sole purpo	ose ot ad val	orem p	ropertv

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Current Owner Total An Y2AA & JULIELINE Construction CREEK OT CLERMONT PL 24714 Sile Address OT LERMONT PL 24714 Sile Address OT LERMONT PL 24714 Sile Address OT Sile Address OT Colspan="2">Sile Addressing OT OD OD OR 0137 PG 1999 Total Advest OO OD OD Sile Addressing OT OD OD Clease Od Od Clease Od	Alternate I				LCPA Prop	erty Reco	ord Ca	rd		2024-0 PRC Run: 12)496 Co 2/12/2024	mp 3	
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CodeDescriptionLiving AreGross AreEff AreaYear Built1999Imp TypeR1BedroomsSLAFINISHED LIVING AREA1,9241,92419241924Effective Area1924No Stories1.00Full Baths2ARGARAGE FINISH04200Base Rate108.62Quality Grade670Half Baths0PFOPEN PORCH FINISHE01320KooditionEXValue670Half Baths0Ventorial Obsol097.00Functional Obsol097.00Foundation3Fireplaces0		19	12	19 20	21 GAR (420 sf)	20							
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Alternate Key 3783213 Parcel ID 25-24-26-0305-000-09300

LCPA Property Record Card Roll Voar 2025

2024-0496 Comp 3 PRC Run: 12/12/2024 Вy

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99FC CHG LOC FROM 100 FER 031599

01FC ADD MISC LFC 020901

04TR ORWARDING ORD EXPIRED 14 COWSPLIP CLOSE LOCKS HEATH SOUTHAMPTON ENGLAND SO316XL

06X TERRENCE HANLON IS MARRIED TO MARY-ANN HANLON BUT NO RESIDENCY DATA PROVIDED FOR HER

09FC NO CHGS JMK 102208

4225/818 TERRENCE JOHN & MARY HANLON TO DIRK SUYS & KAROLIEN VAN BOUCHAUTE HW DEED ORIG RECD IN ORANGE CO USED THEIR DOC STP FOR SALES

Parcel Notes

15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015

6137/1989 DIRK SUYS & KAROLIEN VAN BOUCHAUTE TO YZAN & JUCILENE KADAR MARRIED COUPLE

24CC SUBMITTED HX APP CS 011622

24CC SUBMITTED PERM RESIDENT CARD DR LICENCE AND CITIZENSHIP LETTER FOR KADAR CS 011624

24CC EFILE HX APP CP 011624

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