

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3718321

Section 194.011, Florida Statutes

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.

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Petition #	3024-0	0502	County Lake		ax year 2024	Date received 9.12.24
			omplated by t	HEPENNONER		
PART 1. Tax					02702 08 74();	
			ORROWER 2018-1 MS	Representative: F		
Mailing address for notices	16220 N	_C orth Scottsdale F ale, AZ 85254	Rd, Ste 650	physical address or TPP account #	3718321 1817 Nectari	083500043500 ine Trails
Phone 954-74	10-6240			Email	ResidentialA	ppeals@ryan.com
The standard v	vay to receive i	nformation is by	US mail. If possibl	e, I prefer to receiv	e information l	by 🗹 email 🔲 fax.
	his petition after s that support		adline. I have atta	ched a statement o	f the reasons	I filed late and any
your evider	nce to the value	adjustment boar	d clerk. Florida law a	allows the property a	appraiser to cro	st submit duplicate copies of lss examine or object to your s if you were present.)
Type of Prope	• =		al and miscellaneo ral or classified use	us High-water rec	-	Historic, commercial or nonprofit Business machinery, equipment
PART 2 Rea	son for Petitio	n Chec	k oné. If more tha	n one, file a separa	ate petition.	
Denial of cl	assification ndparent reduc				filing of exem	ption or classification
Tangible per return requir	rsonal property	52. (s.194.034, F	st have timely filed	a Qualifying impro	vement (s. 193. control (s. 193.1	by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
				arcels, or accounts 11(3)(e), (f), and <u>(g</u>)		erty appraiser's
by the red group.	quested time. Fo	or single joint pet	itions for multiple ur	nits, parcels, or acco	ounts, provide t	nutes. The VAB is not bound he time needed for the entire
My witne	sses or I will no	ot be available to	attend on specific	dates. I have attac	ched a list of da	ates.
evidence direc appraiser's evi	tly to the prope idence. At the	erty appraiser at hearing, you hav	least 15 days befo ve the right to have	ere the hearing and witnesses sworn.	make a writte	ou must submit your n request for the property
of your propert	ty record card of dacted. When the	containing inform the property app	nation relevant to t	he computation of y	your current as	e property appraiser a copy ssessment, with confidential ad the property record card
Your potition w	ill not be comm	loto until vou na	w the filing fee M/h	on the VAR has ro	viewed and co	conted it they will assign

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they w a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are a without attaching a completed power of attorney or authorizati Written authorization from the taxpayer is required for access collector.	on for representation to this form.	
I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	nature 's employee or you are one of the follow	ving licensed
I am (check any box that applies): An employee of	(taxpayer or an affiliated en	tity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number — R	D6182).
A Florida real estate broker licensed under Chapter 475, F).
A Florida certified public accountant licensed under Chapt	er 473, Florida Statutes (license numbe	r).
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential informat	ion from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an agen	t for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		n 299 second all all all all all all all all all al
Complete part 5 if you are an authorized representative not lis		
I am a compensated representative not acting as one of the AND (check one)	ne licensed representatives or employee	es listed in part 4 above
Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR I the taxpayer's authori		executed with the
I am an uncompensated representative filing this petition A	AND (check one)	
the taxpayer's authorization is attached OR I the taxpay	er's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is re appraiser or tax collector.	quired for access to confidential information	ation from the property
Under penalties of perjury, I declare that I am the owner's aut becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petitioner is: Taxpayer of Record Taxpayer's agent Property Address 1817 NECTARINE TRL Address Owner Name Hpa Borrower 2018-1 ms IIc Value from TRIM Notice Value before Board Action Value presented by Prop Appr Value after Board Action Value presented by Prop Appr Just Value, required \$ 330,677 \$ 330,677 \$ 330,677 2. Assessed or classified use value, *if applicable \$ 290,520 \$ 290,520 5. Taxable Value, *enter "0" if none \$ - - 6. Taxable Value, *required \$ 290,520 \$ 290,520 - 1. Taxable Value, *required \$ 240,800 2 Arm's Length Distressed Book 5081 Page 416 Last Sale Date 3/12/2018 Price: \$246,800 Arm's Length Distressed Book 5081 Page 416 Address 1817 NECTARINE TRL CLERMONT CLERMONT CLERM				RES	SIDENTIA							
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Adi Sales Price				Gross Adj. 8.7%	29680	Gross Adj. 6.6%	27990	Gross Adj. 6.8%	28690			
Value per SF 188.31		Market Value	\$330,677	Adj Market Value	\$371,750	Adj Market Value	\$393,960	Adj Market Value	\$390,260			
	AUJ. Sales Price	Value per SF	188.31									

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 CompsAdjustment on bedrooms does not make any sense also taking 15% after adjustment.

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.

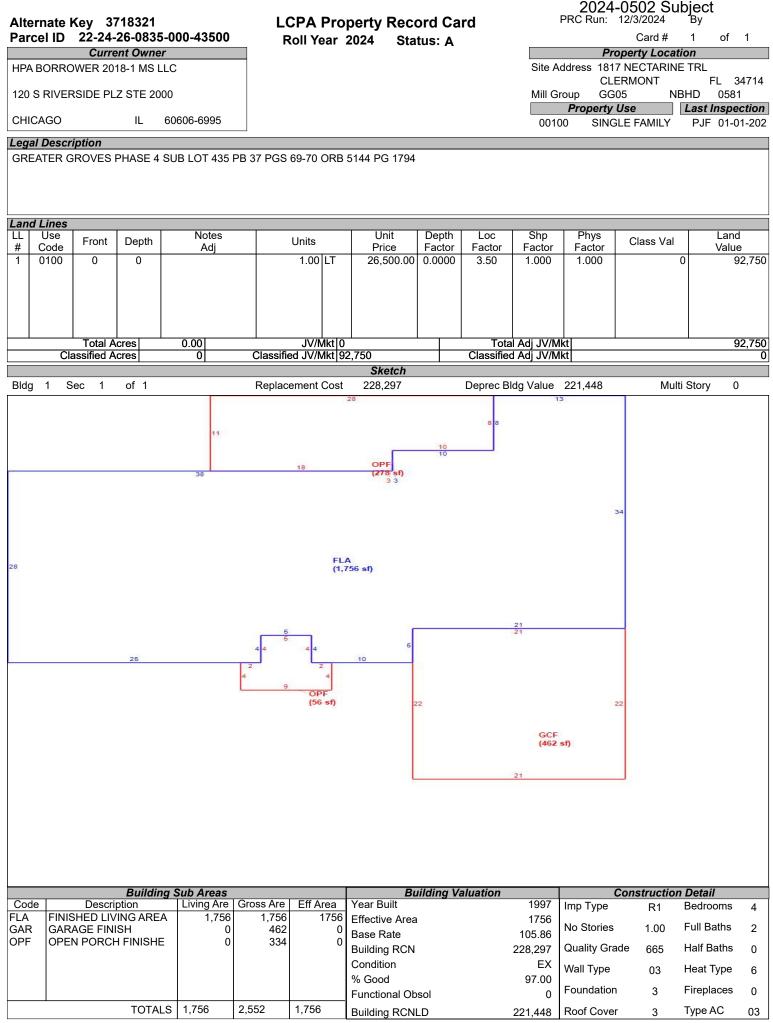
DEPUTY: Mohamed Shariff

DATE 11/19/2024

2024-0502 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3718321	1817 NECTARINE TRL	
1	Subject	57 1052 1	CLERMONT	same sub
2	comp 1	3440901	2335 DUNCAN TRL	
2	comp i	5440501	CLERMONT	same sub
3	comp 2	3783925	15806 SOUR ROOT CT	
5	comp z	0100320	CLERMONT	same sub
4	comp 3	3717074	1820 MARSH CT	
4	comp 5	5/1/0/4	CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3718321 Parcel ID 22-24-26-0835-000-43500

92,750

221,448

16,479

330,677

LCPA Property Record Card Roll Year 2024 Status: A

2024-0502 Subject PRC Run: 12/3/2024 By

Card #

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							/ the f			re reflected					
Code		Descr			Un		Туре	_	nit Price	Year Blt	Effect Y	-	%G00		pr Value
POL2 PLD2 SEN2	SWIMMING I POOL/COOL SCREEN EN	POOL DECK	- RESIDEN		42	10.00 18.00 16.00		SF SF SF	35.00 5.38 3.50	1997 1997 1997 1997	1997 1997 1997	14700.0 1980.0 6496.0	0 85.00 0 70.00		12,495 1,386 2,598
								Bui	Iding Per	mits					
Roll Ye	ar Permit	ID	Issue Da	ate C	comp E	Date	Am	nount	Type		Descri	ption	Review	Date	CO Date
1998 1998 1998	9770476		10-01-19 07-01-19 06-01-19	97 1	2-01-1 2-01-1 2-01-1	997		3,20 18,00 103,58	0 0000	SEN POOL SFR					
				Sales I	nform	ation						Exe	mptions		
Instr	ument No	Boo	ok/Page	Sale D	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	-	Year	Amount
201	8086356	5144	1 1794	07-13-	2018	wn	U	м		10	0				

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018086356	5144	1794	07-13-2018	WD	U	М	Ι	100				
2018030671	5081	0416	03-12-2018	WD	Q	Q	I	246,800				
	3847	0765	11-23-2009	WD	U	U	I	100				
	2429	1609	09-30-2003	WD	Q	Q	I	180,000				
	2163	1503	08-26-2002	WD	Q	Q	I	167,000				
										Tota	I	0.00
						Val	ue Summ	ary	-			
Land Value Bld	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Prev	ious Valu

290520

0.00

290520

330677

323,752

40157

Alternate Key 3440901 Parcel ID 22-24-26-0800-000-12500						perty Reco			2024-0 PRC Run: 12		-				
Parcel ID		26-0800-0 ent Owner	00-12500	F	Roll Year	2024 Stat	tus: A			Card # 1 of 1 Property Location					
BERIA DIAN		JMINTRA RO	DOPNARAI						Site A	Site Address 2335 DUNCAN TRL					
2335 DUNC	AN TRL								Mill G		MONT N	FL IBHD 058	34714 31		
CLERMONT		FL	34714							Property Us		Last Insp			
		FL	34714						001	00 SINGLE	FAMILY	PJF 01-	01-20		
egal Descr GREATER G		PHASE 1 LO	T 125 PB 32	2 PGS 79-80) ORB 6192	PG 2224									
and Lines			Notoo			Unit	Dopth		Sho	Dhyo			.d		
L Use # Code	Front	Depth	Notes Adj		Units	Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	vaiu	Je		
1 0100	0	0			1.00 LT	26,500.00	0.0000	3.50	1.300	1.000		0 1	20,57		
CL	Total A assified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 12	20 575			l I Adj JV/N I Adj JV/N			1	20,57		
			V		•	Sketch				•					
-	Sec 1	of 1		Replac	ement Cost	184,626		dg Value	179,087	Mu	Iti Story	0			
	2 2 5AF 162 2	1 t sf)	12 22		32 s 0P (24 4	af)		23		22					
GAR GAR	AGE FINI	ption ING AREA SH I FINISHE	Sub Areas Living Are 1,332 0 0 0	Gross Are 1,332 462 24 228	0 0	<i>Bu</i> Year Built Effective Area Base Rate Building RCN	ilding V.	aluation	1993 1332 109.68 184,626	Co Imp Type No Stories Quality Grade	nstructio R1 1.00 ≎ 665	<i>n Detail</i> Bedrooms Full Baths Half Baths	2		
	5 511001				0	Condition % Good			EX	Wall Type	03	Heat Type	6		
1			1												
						Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0		

Alternate Key 3440901 Parcel ID 22-24-26-0800-000-12500

Instrument No

2023097733

2019115129

Land Value

120.575

Book/Page

2224

1718

1550

1722

1758

Misc Value

17.761

6192

5356

2130

1693

1208

Bldg Value

179.087

Sale Date

08-07-2023

10-10-2019

05-10-2002

02-17-1999

01-01-1993

Instr

WD

QC

WD

WD

WD

Market Value

317.423

Q/U Code

01

U

Q

U

Q

Deferred Amt

0

Q

U

Q

U

Q

LCPA Property Record Card Roll Year 2024 Status: A

2024-0502 Comp 1 PRC Run: 12/3/2024 By

Description

HOMESTEAD

ADDITIONAL HOMESTEAD

Co Tax Val

267423

Card # 1 of 1

Year

Sch Tax Val Previous Valu

Total

292423

2024

2024

Amount

50,000.00

311.966

25000

25000

					24 310	ilus. A									
	Miscellaneous Features														
	*Only the first 10 records are reflected below														
Code	Descr	iption	Units		Init Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2 S PLD2 P	Description SWIMMING POOL - RESIDENTIAL POOL/COOL DECK SCREEN ENCLOSED STRUCTURE		450.00 660.00	SF SF SF	35.00 5.38 3.50	1992 1992 1992	1992 1992 1992	15750.00 3551.00 4718.00	85.00 70.00	13,388 2,486 1,887					
Roll Year	9503516	Issue Date 07-01-1995	Comp Date 12-01-1995	Amount 12,0		RE:9300555	Descriptio	n	Review Date	CO Date					
1994 1994 1993	9301344 9300555 82110	03-01-1993 01-01-1993 07-01-1992	12-01-1993 12-01-1993 12-01-1993	4,0 12,0 42,2	0000 000	SEN FOR PO POL 450SF I SFR		ES							
		Sale	s Information		-			Exem	ptions						

Vac/Imp

Т

Т

1

1

Value Summary

Assd Value

317423

Sale Price

395,000

122,000

36,100

89,200

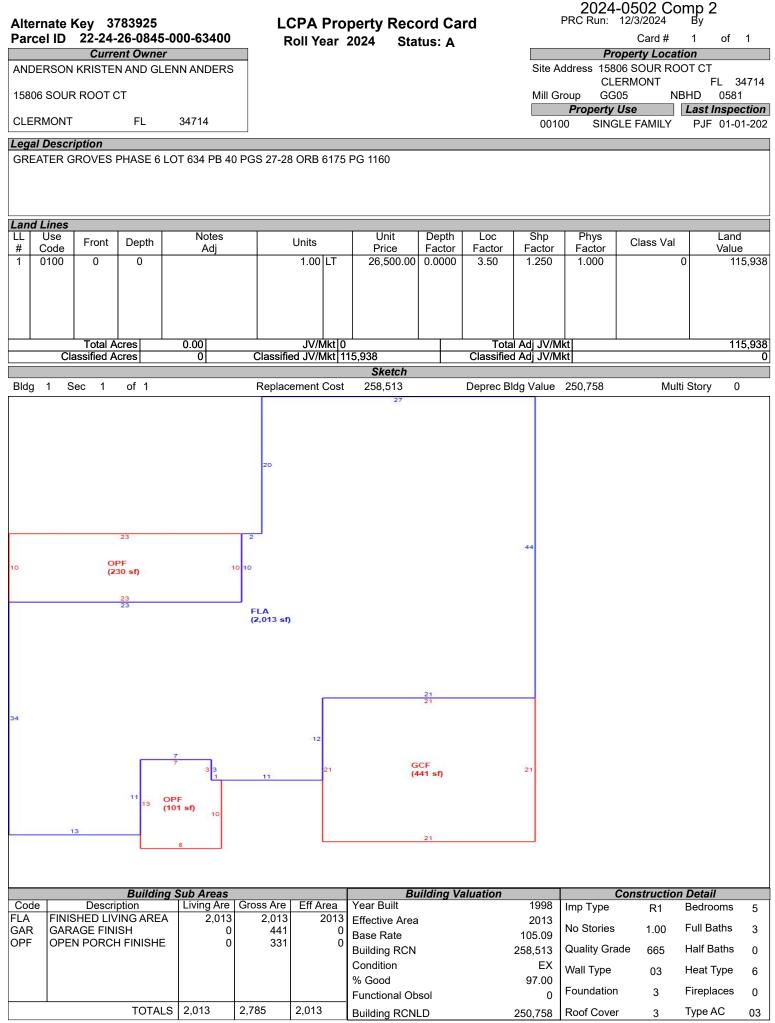
100

Code 039

059

Cnty Ex Amt

50,000.00



Alternate Key 3783925 Parcel ID 22-24-26-0845-000-63400

LCPA Property Record Card Roll Year 2024 Status: A

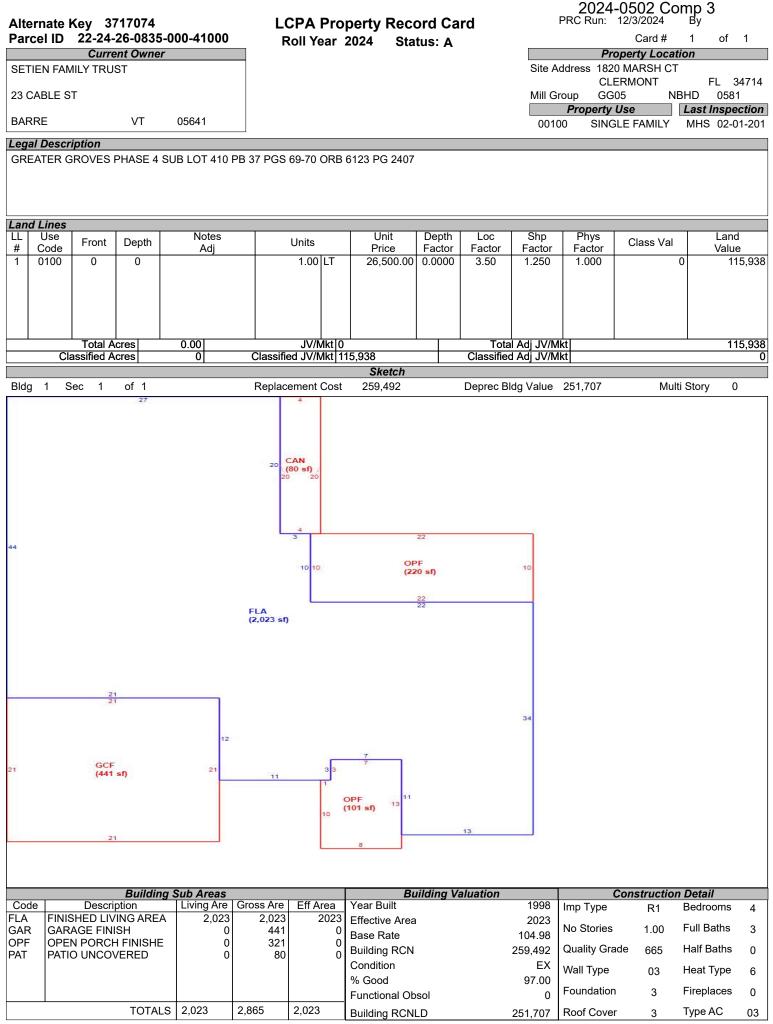
Card # 1 of 1

		*0#		scellaneous F		holow								
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	392.00	SF	35.00	1998	1998	13720.00	85.00	11,662					
PLD2	POOL/COOL DECK	508.00	SF	5.38	1998	1998	2733.00	70.00	1,913					
SEN2	SCREEN ENCLOSED STRUCTURE	1596.00	SF	3.50	1998	1998	5586.00	40.00	2,234					
									1					
									1					
									1					
									1					
									1					
									1					
				Building Per	mits	•								

Bunang Perints												
Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
9811082	11-12-1998	12-01-1998	2,400	0000	24X35 SEN/15806 SOUR ROOT							
	Permit ID 9811082			Permit ID Issue Date Comp Date Amount	Permit ID Issue Date Comp Date Amount Type	Permit ID Issue Date Comp Date Amount Type Description	Permit ID Issue Date Comp Date Amount Type Description Review Date					

			Sales Inform	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023084089	6175 1664 1589	1160 0896 0182	07-04-2023 11-11-1998 02-27-1998	WD WD WD	QQU	01 Q M	 	485,000 166,400 1	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
115,938	250,758	15,809	382,505	0	382505	50,000.00	332505	357505	374,618



Alternate Key 3717074 Parcel ID 22-24-26-0835-000-41000

LCPA Property Record Card

2024-0502 Comp 3 PRC Run: 12/3/2024 By

Parcel ID 22-24-26-0835-000-41000 Roll Year 2024 Status: A											1	of	1
Miscellaneous Features *Only the first 10 records are reflected below													
Code	Desc	ription	Units	Type	Unit Pri		Year Blt	Effect Yr	RCN	%Good	-	Apr Va	alue
POL2 PLD2 SEN2 HTB2	SWIMMING POOL POOL/COOL DECI SCREEN ENCLOS HOT TUB/SPA	- RESIDENTIAL	432.00 346.00	SF SF SF UT	3	35.00 5.38 3.50 00.00	2004 2004 2018 2004	2004 2004 2018 2004	15120.00 1861.00 4991.00 6000.00	85.00 70.00 87.50		<u>7491 V c</u>	12,852 1,303 4,367 3,150
	•		· ·		Building	g Perr	nits	•	•	* •			
Roll Ye	ar Permit ID	Comp Date	Amount Type				Review Dat	te	CO	Date			
2019 2005 2005 2005	2018060968 2004060540 2004050710 SALE	07-13-2018 06-10-2004 05-21-2004 01-01-2004	02-01-2019 03-10-2005 03-10-2005 05-03-2005		2,200 0 7,500 0				MARSH CT ECK-1820 MAR	02-01-201	9		

	Sales Inform	Exemptions												
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Des	cription	Year	Amount	
2023042180 2017010735	6123 4895 2573 1653 1623	2407 2136 2051 2246 0194	04-07-2023 12-27-2016 04-23-2004 10-06-1998 06-30-1998	WD QC WD WD WD	Q U Q U Q	01 U Q U Q		475,000 45,500 175,000 0 127,900						
											Total		0.00	
Value Summary														
Land Value Blo	nd Value Bldg Value Misc V		Value Mark	arket Value Deferre		eferred	Amt Assd Value		Cnty Ex Ai	nty Ex Amt Co Tax Val		Val Pre	evious Valu	
115,938 2	51,707	21,	672 38	9,317		0		389317	0.00	3893 ⁻	17 38931	7	381,666	