



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3918240

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 checkboxes for property type and reason 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.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0530	Alternate Key: 3918240	Parcel ID: 10-24-26-0015-000-43500
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 4523 TAHOE CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name Hudson sfr property holdings 11 llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 376,286	\$ 376,286
2. Assessed or classified use value, *if applicable	\$ 376,286	\$ 376,286
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 376,286	\$ 376,286

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

Last Sale Date 9/17/2121 **Price:** \$400,000 Arm's Length Distressed Book 5799 Page 1813

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3918240	3918218	3906157	3906139
Address	4523 TAHOE CIR CLERMONT	4486 TAHOE CIR CLERMONT	16768 MEADOWS ST CLERMONT	16840 MEADOWS ST CLERMONT
Proximity		same sub	.14 miles	.38 miles
Sales Price		\$422,500	\$445,000	\$490,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.40%	2.80%
Adjusted Sale		\$362,505	\$388,930	\$430,220
\$/SF FLA	\$179.61 per SF	\$188.61 per SF	\$187.71 per SF	\$190.53 per SF
Sale Date		10/30/2023	6/8/2023	5/19/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,095	1,922	12110	2,072	1610	2,258	-11410
Year Built	2021	2021		2018		2018	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	155 SF	16 sf		399 sf		177 sf	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 3.3%	12110	Net Adj. 0.4%	1610	-Net Adj. 2.7%	-11410
		Gross Adj. 3.3%	12110	Gross Adj. 0.4%	1610	Gross Adj. 2.7%	11410
Adj. Sales Price	Market Value \$376,286	Adj Market Value	\$374,615	Adj Market Value	\$390,540	Adj Market Value	\$418,810
	Value per SF 179.61						

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.

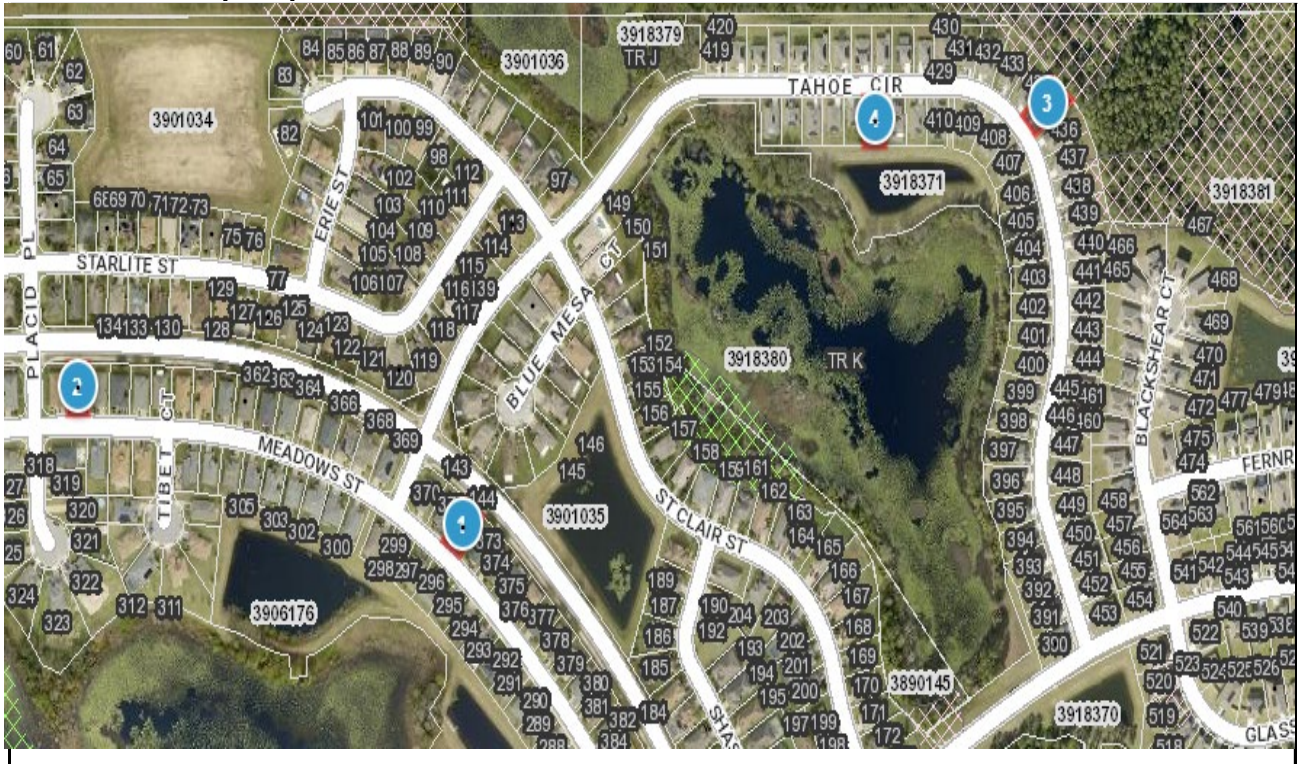
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed Shariff

DATE 11/19/2024

2024-0530 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3918240	4523 TAHOE CIR CLERMONT	same sub
2	comp 1	3918218	4486 TAHOE CIR CLERMONT	same sub
3	comp 2	3906157	16768 MEADOWS ST CLERMONT	.14 miles
4	comp 3	3906139	16840 MEADOWS ST CLERMONT	.38 miles
5				
6				
7				
8				

Alternate Key 3918240
Parcel ID 10-24-26-0015-000-43500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0530 Subject
PRC Run: 12/3/2024 By

Card # 1 of 1

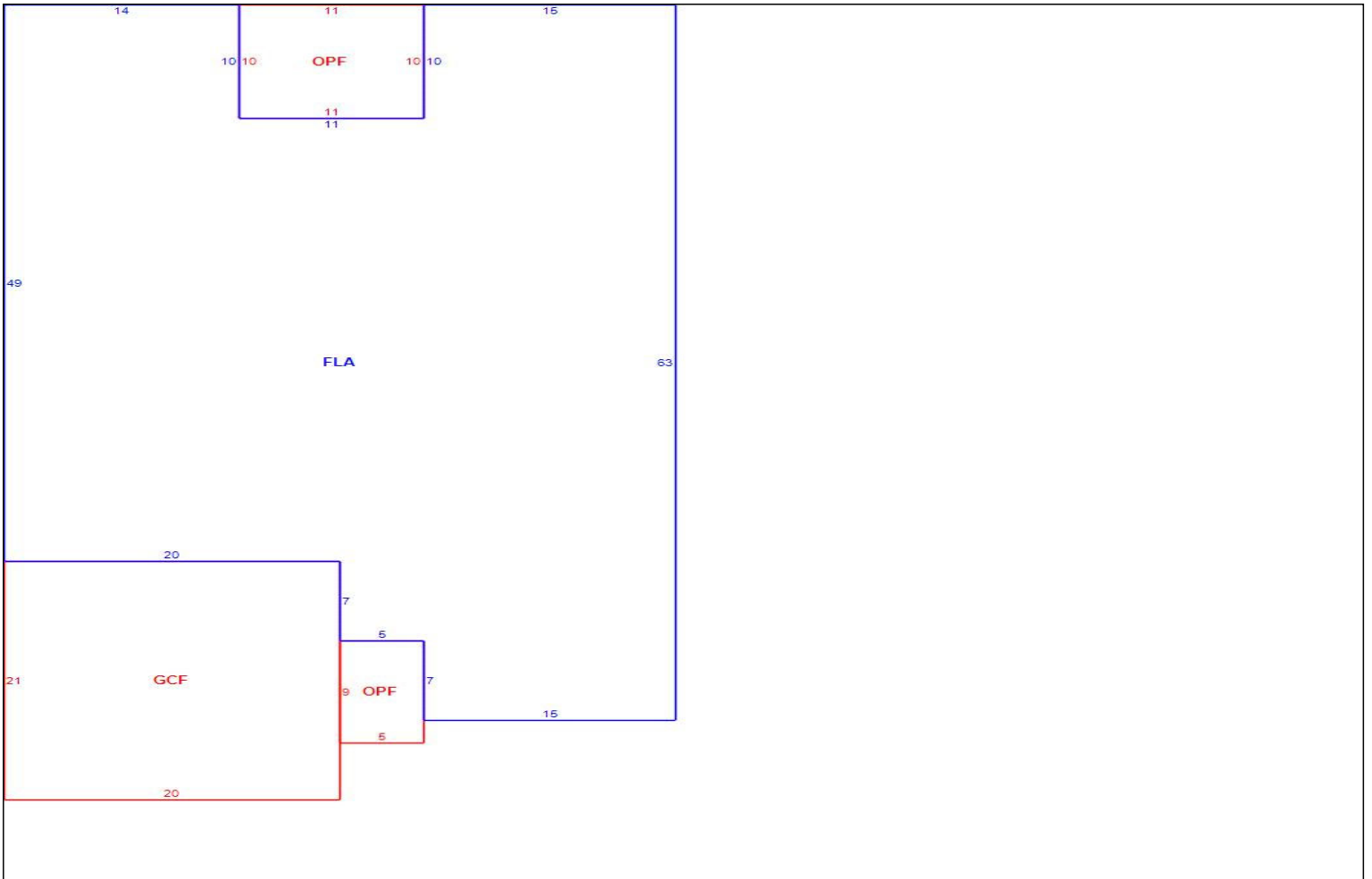
Current Owner		
HUDSON SFR PROPERTY HOLDINGS II LLC		
2711 N HASKELL AVE STE 2100		
DALLAS	TX	75204

Property Location			
Site Address	4523 TAHOE CIR		
	CLERMONT	FL	34714
Mill Group	GL05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	11-05-202

Legal Description
GREATER LAKES PHASE 4 PB 72 PG 6-11 LOT 435 ORB 5799 PG 1813 ORB 5824 PG 492

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	26,500.00	0.0000	2.50	1.250	1.000	0	82,813
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,813		
Classified Acres		0		Classified JV/Mkt		82,813		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 293,473 Deprec Bldg Value 293,473 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2021	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,095	2,095	2095	Effective Area	2095	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	118.44	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	155	0	Building RCN	293,473	Condition	VG	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	0
					Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		2,095	2,670	2,095	Building RCNLD	293,473				

Alternate Key 3918240
 Parcel ID 10-24-26-0015-000-43500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0530 Subject
 PRC Run: 12/3/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021020984	03-10-2021	11-05-2021	272,000	0001	SFR 2109SF 4523 TAHOE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021149312	5824	0492	10-21-2021	WD	U	11	100					
2021130919	5799	1813	09-17-2021	WD	Q	03	400,000					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
82,813	293,473	0	376,286	0	376286	0.00	376286	376286	366,732	

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3918218
 Parcel ID 10-24-26-0015-000-41300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0530 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

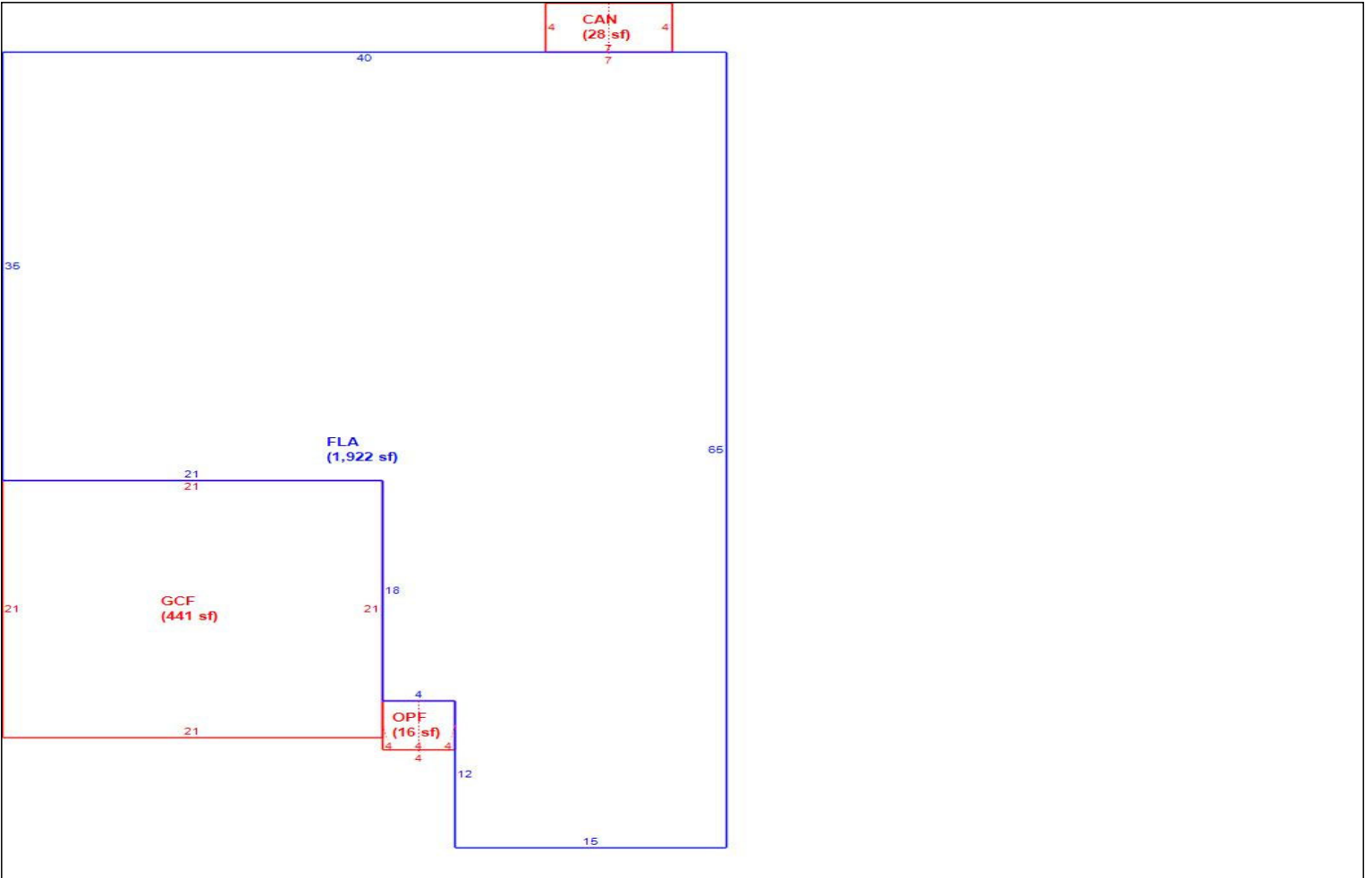
Current Owner		
LIU MIN		
23 MELLON RD		
WELLESLEY	MA	02482

Property Location			
Site Address	4486 TAHOE CIR	CLERMONT	FL 34714
Mill Group	GL05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	06-29-202

Legal Description
 GREATER LAKES PHASE 4 PB 72 PG 6-11 LOT 413 ORB 6241 PG 1357

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	26,500.00	0.0000	2.50	1.250	1.000	0	82,813
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,813		
Classified Acres		0		Classified JV/Mkt		82,813		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	219,231		Deprec Bldg Value 219,231
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2021	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,922	1,922	1922	Effective Area	1922	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	95.84	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	219,231	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	28	0	% Good	100.00	Functional Obsol	0	Foundation	3
TOTALS		1,922	2,407	1,922	Building RCNLD	219,231	Roof Cover	3	Type AC	03

Alternate Key 3918218
 Parcel ID 10-24-26-0015-000-41300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0530 Comp 1
 PRC Run: 12/3/2024 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	
2022	2020101377	01-01-2021	06-29-2021	242,000	0001	SFR 1936SF 4486 TAHOE CIR	07-01-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023139047	6241 1357	10-30-2023	WD	Q	01	I	422,500					
2021099012	5754 0372	07-15-2021	WD	Q	03	I	312,100					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
82,813	219,231	0	302,044	0	302044	0.00	302044	302044	294,963	

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Alternate Key 3906157
Parcel ID 10-24-26-0013-000-37200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0530 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

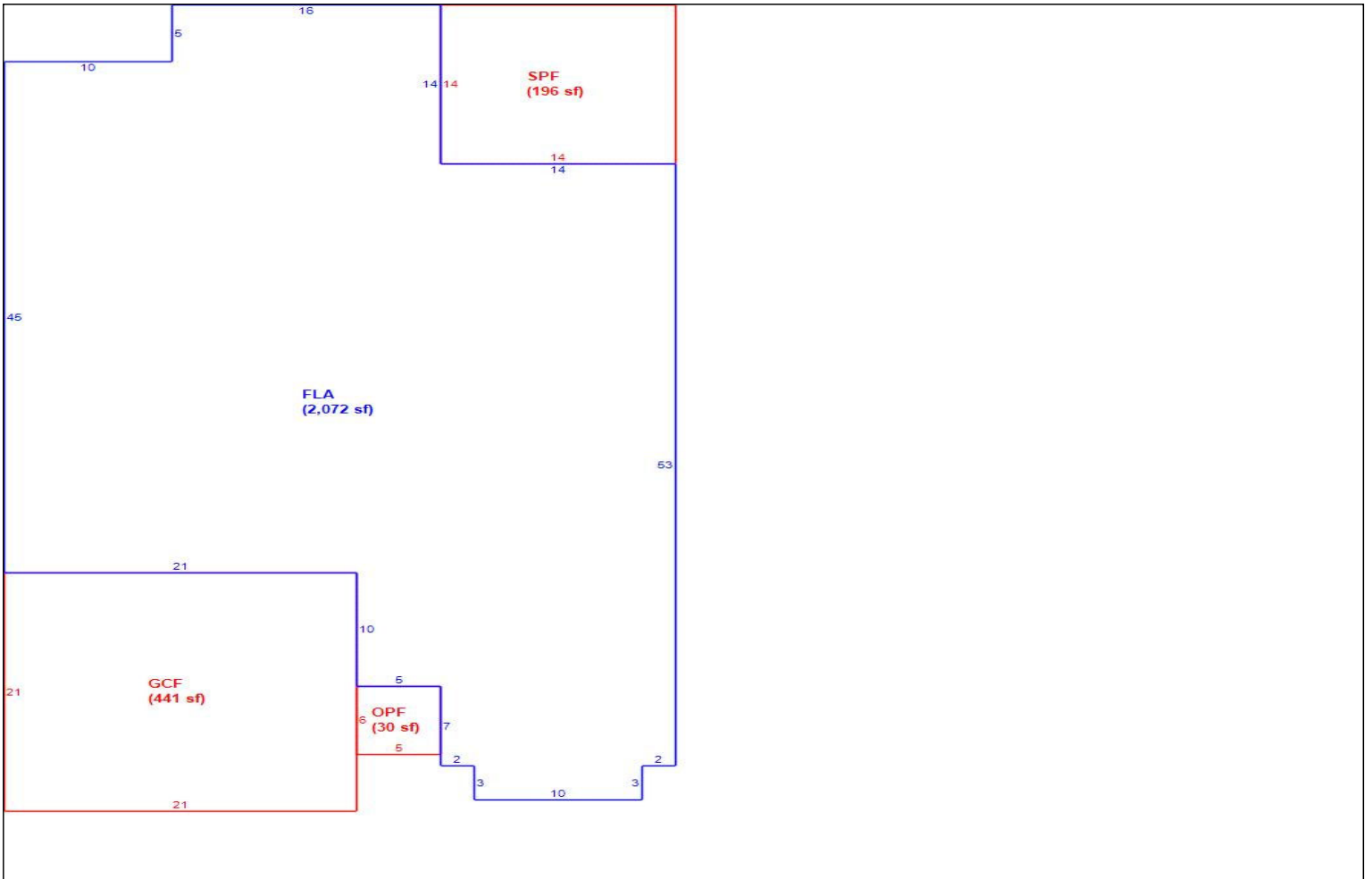
Current Owner		
BRAVERMAN SEAN ET AL		
16768 MEADOWS ST		
CLERMONT	FL	34714

Property Location			
Site Address 16768 MEADOWS ST			
CLERMONT FL 34714			
Mill Group	GL05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	07-30-202

Legal Description
GREATER LAKES PHASE 3 PB 68 PG 82-84 LOT 372 ORB 6161 PG 801

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	26,500.00	0.0000	2.00	1.000	1.000	0	53,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,000		
Classified Acres		0		Classified JV/Mkt		53,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 323,072
		Deprec Bldg Value	313,380
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,072	2,072	2072	Effective Area	2072	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	130.58	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	323,072	Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	196	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,072	2,739	2,072	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	313,380				

Alternate Key 3906157
 Parcel ID 10-24-26-0013-000-37200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0530 Comp 2
 PRC Run: 12/3/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018080550	09-06-2018	01-24-2019	277,032	0001	SFR 2011SF 16768 MEADOWS ST	01-24-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023072435	6161	0801	06-08-2023	WD	Q	01	I	445,000	039	HOMESTEAD	2024	25000
2022071219	5961	0336	05-11-2022	WD	Q	01	I	447,500	059	ADDITIONAL HOMESTEAD	2024	25000
2021014842	5634	0759	01-27-2021	WD	Q	01	I	325,000				
2019007820	5226	0014	01-17-2019	WD	Q	Q	I	279,800				
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	
53,000	313,380	0	366,380	0	366380	50,000.00	316380	341380	356,298	

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Alternate Key 3906139
Parcel ID 10-24-26-0013-000-35400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0530 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

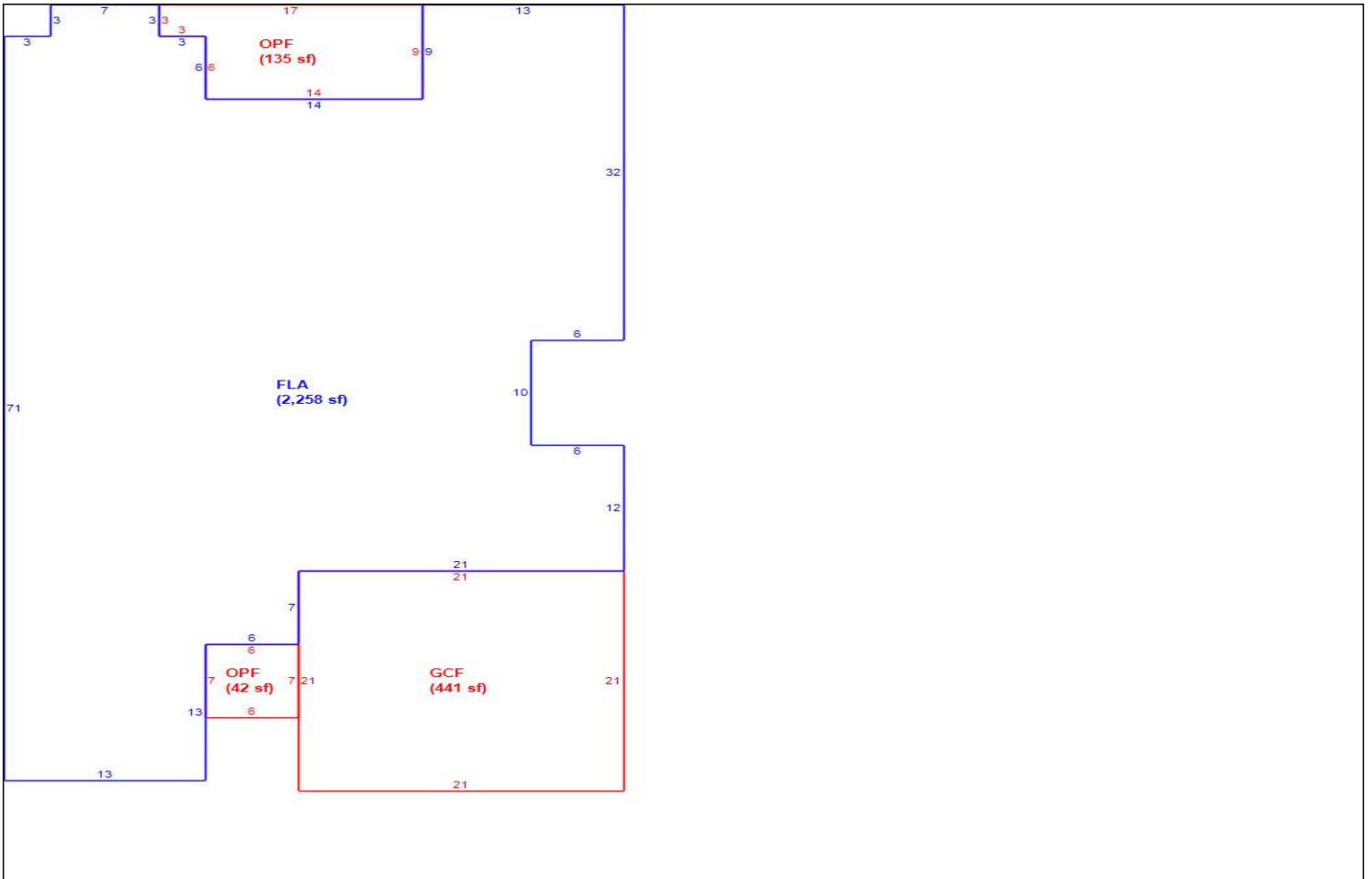
Current Owner		
HERNANDEZ PEDRO & ADRIA CORDERO-		
16840 MEADOWS ST		
CLERMONT	FL	34714

Property Location			
Site Address 16840 MEADOWS ST			
CLERMONT FL 34714			
Mill Group	GL05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-23-201

Legal Description
GREATER LAKES PHASE 3 PB 68 PG 82-84 LOT 354 ORB 6152 PG 998

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	26,500.00	0.0000	2.00	1.000	1.000	0	53,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,000		
Classified Acres		0		Classified JV/Mkt		53,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 340,623
Deprec Bldg Value 330,404		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	2,258	2,258	2258	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	128.14	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	177	0	340,623	Wall Type	03	Heat Type	6
TOTALS		2,258	2,876	2,258	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					330,404				

Alternate Key 3906139
 Parcel ID 10-24-26-0013-000-35400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0530 Comp 3
 PRC Run: 12/3/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018060478	07-02-2018	01-23-2019	293,250	0001	SFR 2274SF 16840 MEADOWS ST	01-23-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023065212	6152	0998	05-19-2023	WD	Q	01	I	490,000				
2018138023	5203	2349	11-21-2018	WD	Q	Q	I	289,900				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
53,000	330,404	0	383,404	0	383404	0.00	383404	383404	372,599	

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