



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3805063

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 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	2024-0553	Alternate Key: 3805063	Parcel ID:	01-22-25-1525-000-22200
Petitioner Name	RYAN, LLC	Property Address	1120 BLACKJACK RIDGE ST MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:			
Owner Name	IH6 property florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required		\$ 315,045	\$ 315,045	
2. Assessed or classified use value, *if applicable		\$ 267,560	\$ 267,560	
3. Exempt value, *enter "0" if none		\$ -		
4. Taxable Value, *required		\$ 267,560	\$ 267,560	

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

Last Sale Date 10/9/2018 **Price:** \$220,000 Arm's Length Distressed Book 5186 Page 243

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3805063	3814554	3798063	3814551
Address	1120 BLACKJACK RIDGE ST	1209 OAK LEAF CT MINNEOLA	1316 RAIN FOREST LN MINNEOLA	1200 OAK LEAF CT MINNEOLA
Proximity		same sub	same sub	same sub
Sales Price		\$390,000	\$380,000	\$369,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.00%	1.60%
Adjusted Sale		\$339,300	\$330,600	\$319,554
\$/SF FLA	\$169.84 per SF	\$185.92 per SF	\$186.99 per SF	\$175.10 per SF
Sale Date		7/14/2023	7/19/2023	8/28/2023
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	1,855	1,825	1500	1,768	4350	1,825	1500
Year Built	2003	2003		2002		2003	
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	yes	yes		yes		yes	
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. 0.4%	1500	Net Adj. 1.3%	4350	Net Adj. 0.5%	1500
		Gross Adj. 0.4%	1500	Gross Adj. 1.3%	4350	Gross Adj. 0.5%	1500
Adj. Sales Price	Market Value \$315,045	Adj Market Value	\$340,800	Adj Market Value	\$334,950	Adj Market Value	\$321,054
	Value per SF 169.84						

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.

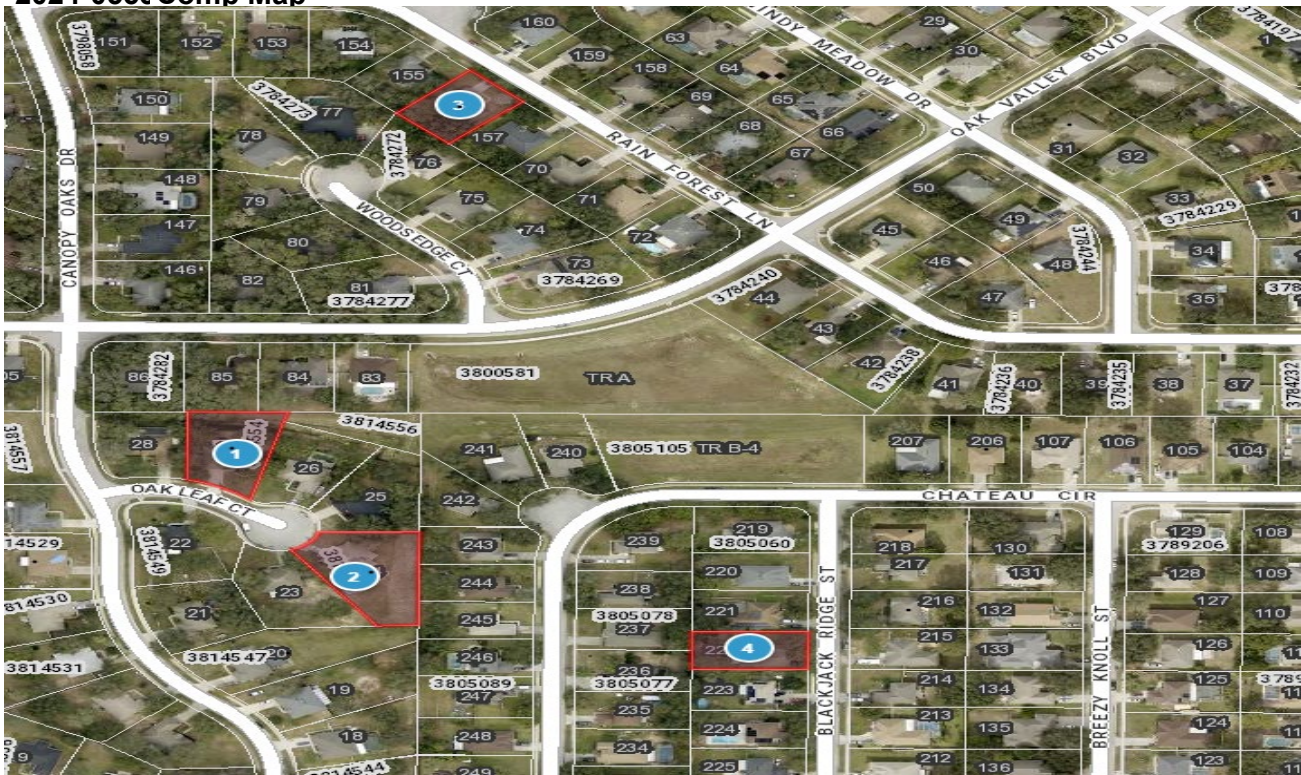
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/6/2024

2024-0553 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3814554	1209 OAK LEAF CT MINNEOLA	same sub
2	comp 3	3814551	1200 OAK LEAF CT MINNEOLA	same sub
3	comp 2	3798063	1316 RAIN FOREST LN MINNEOLA	same sub
4	subject	3805063	1120 BLACKJACK RIDGE ST MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3805063
Parcel ID 01-22-25-1525-000-22200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0553 Subject
PRC Run: 12/6/2024 By

Card # 1 of 1

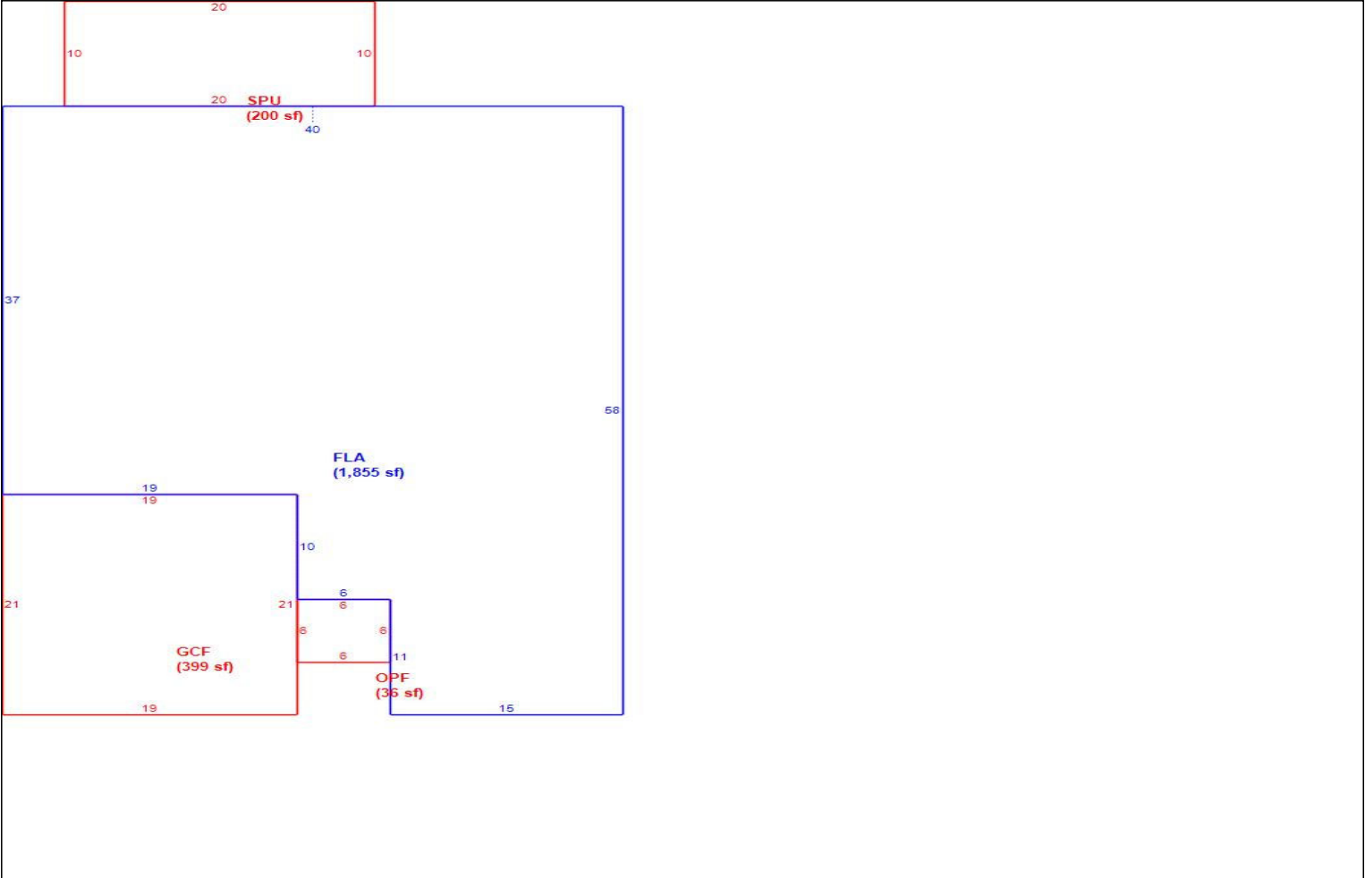
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1120 BLACKJACK RIDGE ST MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
MINNEOLA, OAK VALLEY PHASE 4B SUB LOT 222 PB 46 PG 46 ORB 5186 PG 243

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 242,407	Deprec Bldg Value 235,135	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,855	1,855	1855	Effective Area	1855	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	108.81	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	242,407	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,855	2,490	1,855	Building RCNLD	235,135	Roof Cover	3	Type AC	03

Alternate Key 3805063
 Parcel ID 01-22-25-1525-000-22200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0553 Subject
 PRC Run: 12/6/2024 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	
2014 2004	SALE 398-03-06B	01-01-2013 06-09-2003	02-03-2014 01-06-2004	1 125,400	0099 0000	CHECK VALUE SFR	02-03-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018122410	5186	0243	10-09-2018	WD	Q	Q	I	220,000				
	4304	1971	03-15-2013	WD	Q	Q	I	130,000				
	2463	1576	11-26-2003	WD	Q	Q	I	131,500				
	2314	0102	04-21-2003	WD	U	M	V	1				
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	
79,910	235,135	0	315,045	47485	267560	0.00	267560	315045	307,508	

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Alternate Key 3814554
 Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0553 Comp 1
 PRC Run: 12/6/2024 By

Card # 1 of 1

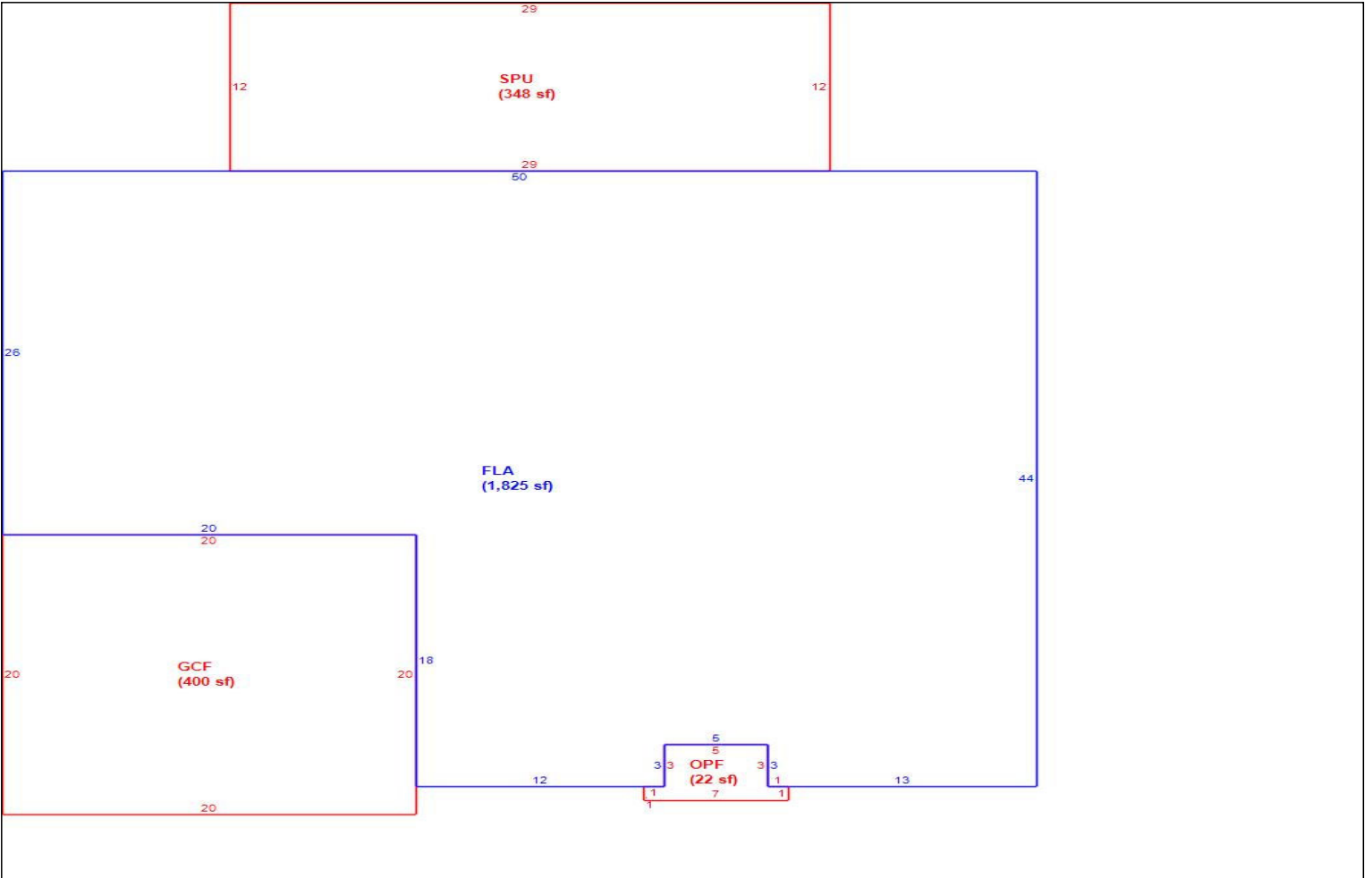
Current Owner		
BOURNS KENESHA R & CHELSEA N HARG		
1209 OAK LEAF CT		
MINNEOLA	FL	34715

Property Location			
Site Address 1209 OAK LEAF CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-05-201

Legal Description
RESERVE AT OAK VALLEY PB 48 PG 30-31 LOT 27 ORB 6184 PG 1259

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 240,534	Deprec Bldg Value 233,318	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	1,825	1,825	1825	2003	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	22	0		240,534	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	348	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,825	2,595	1,825		0	Roof Cover	3	Type AC	03
					Building RCNLD	233,318				

Alternate Key 3814554
Parcel ID 01-22-25-1800-000-02700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0553 Comp 1
PRC Run: 12/6/2024 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
DEC2	DECK - WOOD	208.00	SF	4.63	2018	2018	963.00	80.00	770

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-05-2019	1	0099	CHECK VALUE	02-05-2019		
2018	683-17-08	08-03-2017	02-23-2018	3,000	0002	SCRN ENCL 29X12	02-23-2018		
2018	559-17-06	06-27-2017	02-23-2018	14,167	0002	EXT PATIO	02-23-2018		
2018	SALE	01-01-2017	02-23-2018	1	0099	CHECK VALUE	02-23-2018		
2017	SALE	01-01-2016	03-28-2017	1	0099	CHECK VALUE	03-28-2017		
2004	285-03-05B	04-30-2003	03-25-2004	117,544	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091398	6184	1259	07-14-2023	WD	Q	01	I	390,000				
2018057864	5111	1628	05-16-2018	WD	U	U	I	230,000				
2017040787	4930	0706	03-31-2017	WD	Q	Q	I	216,000				
2016130847	4878	1107	12-06-2016	CT	U	U	I	166,000				
	2383	0138	07-31-2003	WD	Q	Q	I	159,000				
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	
79,910	233,318	770	313,998	0	313998	0.00	313998	313998	306,622	

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Alternate Key 3798063
Parcel ID 01-22-25-1505-000-15600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0553 Comp 2
PRC Run: 12/6/2024 By

Card # 1 of 1

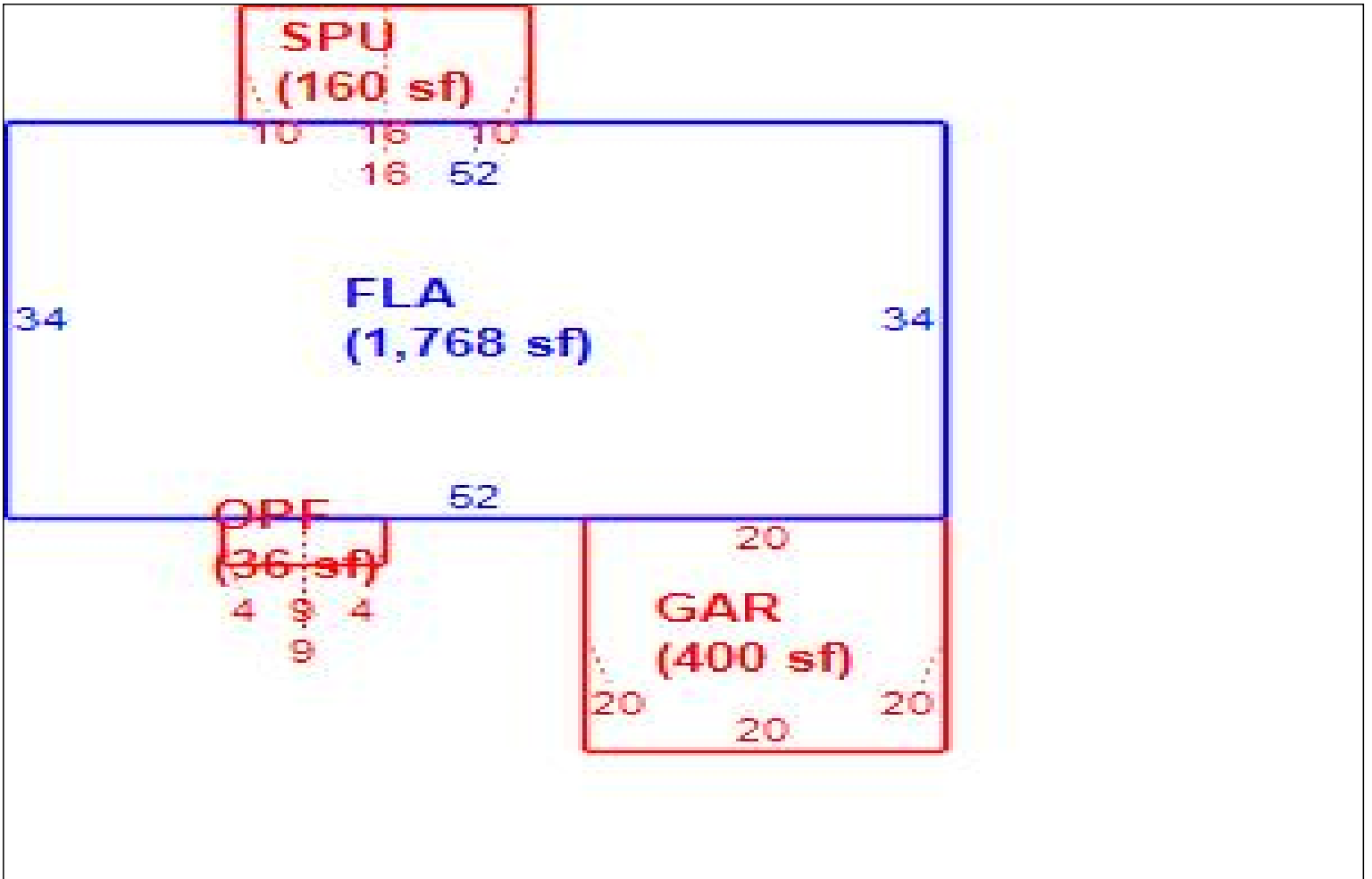
Current Owner		
HEIL VICKI L ET AL		
1316 RAIN FOREST LN		
MINNEOLA	FL	34715

Property Location		
Site Address 1316 RAIN FOREST LN		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MINNEOLA, OAK VALLEY PHASE IB SUB LOT 156 PB 43 PGS 76-77 ORB 6182 PG 759

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		79,910				
Classified Acres		0		Classified JV/Mkt 79,910		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 232,800 Deprec Bldg Value 225,816 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,768	1,768	1768	2002	R1		3	
GAR	GARAGE FINISH	0	400	0	Effective Area				
OPF	OPEN PORCH FINISHE	0	36	0	Base Rate				
SPU	SCREEN PORCH UNFIN	0	160	0	Building RCN				
TOTALS		1,768	2,364	1,768	Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				
					225,816				
					Roof Cover				
					3				
					Type AC				
					03				

Alternate Key 3798063
 Parcel ID 01-22-25-1505-000-15600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0553 Comp 2
 PRC Run: 12/6/2024 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	
2012	11-00043	03-10-2011	12-02-2011	4,535	0002	WINDOW REPL (7) & EXT DOOR	12-02-2011		
2007	0007-06-01	01-01-2006	01-26-2007	5,403	0000	SCREEN ROOM 10X18	01-26-2007		
2003	0078-02-03B	02-20-2002	02-10-2003	102,900	0000	SFR/1316 RAIN FOREST LN			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023089686	6182	0759	07-19-2023	WD	Q	01	I	380,000	002	WIDOW	2024	5000
2022141021	6044	0432	10-21-2022	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2022032823	5912	0600	02-15-2022	WD	U	37	I	345,300	059	ADDITIONAL HOMESTEAD	2024	25000
	2297	0541	11-20-2002	WD	Q	Q	I	141,300				
	2058	1955	01-17-2002	WD	U	M	V	67,500				
Total											55,000.00	

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
79,910	225,816	0	305,726	0	305726	55,000.00	250726	275726	298,519

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Alternate Key 3814551
Parcel ID 01-22-25-1800-000-02400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0553 Comp 3
PRC Run: 12/6/2024 By

Card # 1 of 1

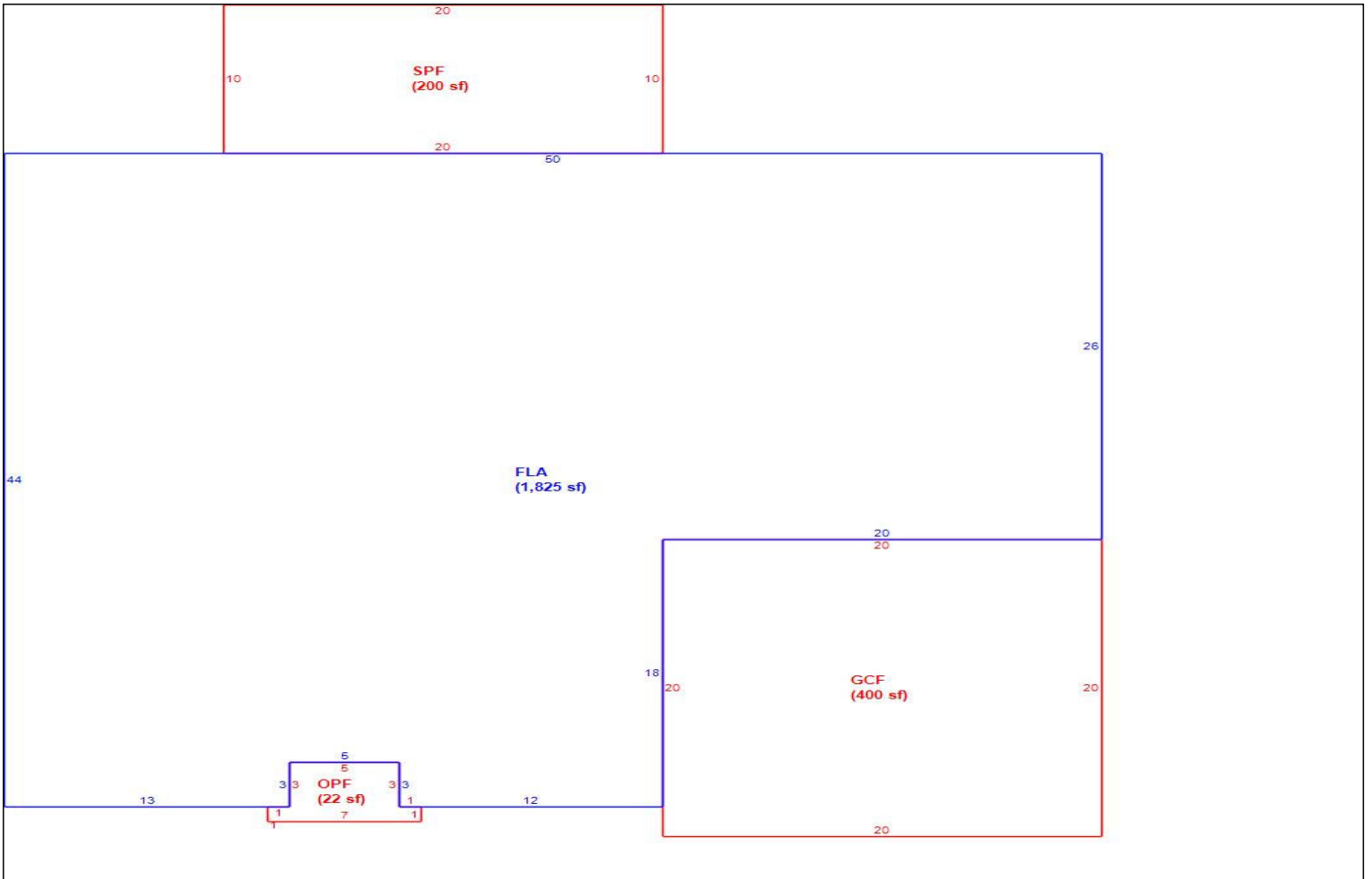
Current Owner			
HARRIS CHASE & JACY			
1200 OAK LEAF CT			
MINNEOLA	FL	34715	

Property Location			
Site Address 1200 OAK LEAF CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
RESERVE AT OAK VALLEY PB 48 PG 30-31 LOT 24 ORB 6208 PG 1135

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 240,386
		Deprec Bldg Value	233,174
		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	1,825	1,825	1825	2003	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.90	108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	22	0	240,386	240,386	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	200	0	EX	EX	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,825	2,447	1,825	233,174	233,174	Building RCNLD	233,174	Roof Cover	3
									Type AC	03

Alternate Key 3814551
 Parcel ID 01-22-25-1800-000-02400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0553 Comp 3
 PRC Run: 12/6/2024 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	
2004	95-03-02B	02-24-2003	03-25-2004	117,516	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023110997	6208 1135	08-28-2023	WD	Q	01	I	369,000	039	HOMESTEAD	2024	25000	
2022000077	5867 1026	12-08-2021	QC	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000	
	4062 1923	08-10-2011	WD	U	U	I	95,000					
	2340 1783	05-22-2003	WD	Q	Q	I	145,700					
	2231 1048	10-30-2002	TR	U	M	V	1					
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	
79,910	233,174	0	313,084	0	313084	50,000.00	263084	288084	305,670	

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