

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 3805/01

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 GLE	an of the val	INE ADDIOSTIME	NITEOXARD (N	
Petition# 20	024-0554	County Lake		ax year 2024	Date received 9./2.24
4	Summer and the second s	MPLATED BY T	HE PENNONER		u A
PART 1. Taxpaye	er Information			•	
	V_HOME; IH6 Property Florida LP		Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd Scottsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	0122251525- 1014 Chatea	
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com
The standard way	to receive information is by U	S mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email 🗌 fax.
	petition after the petition dead at support my statement.	dline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence f evidence. The Type of Property [the hearing but would like my to the value adjustment board of VAB or special magistrate ruli Res. 1-4 units Industrial	clerk. Florida law a ng will occur unde and miscellaneou	llows the property a r the same statuto Is High-water red	appraiser to cro ry guidelines as charge	ss examine or object to your s if you were present.) Historic, commercial or nonprofit
Commercial L	🗌 Res. 5+ units 📋 Agricultura	or classified use	Vacant lots and	acreage 🔲 E	Business machinery, equipment
PART 2. Reason	for Petition Check of	one. If more than	one, file a separa	ate petition.	
Denial of class		e 🗌 increase	Denial of exer		
Tangible persor return required	arent reduction ot substantially complete on J nal property value (You must by s.193.052. (s.194.034, F.S s for catastrophic event	have timely filed	(Include a date a_Qualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determinatio	f this is a joint petition. Attach n that they are substantially s	similar. (s. 194.01	1(3)(e), (f), and (g), F.S.)	
by the reques group.	e (in minutes) you think you ne sted time. For single joint petitio	ons for multiple un	its, parcels, or acco	ounts, provide ti	he time needed for the entire
	s or I will not be available to a	•			
evidence directly t appraiser's evider	t to exchange evidence with t to the property appraiser at le nce. At the hearing, you have	ast 15 days befor the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property re information redact	t, regardless of whether you i ecord card containing informa ted. When the property appra u how to obtain it online.	tion relevant to th	e computation of	your current as	sessment, 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 fyou 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. I authorize the person I appoint In part 5 to have access to any 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 perityr, I declare that I am the owner of the property described in this petition and that I have read this petition on the facts stated in it are true. 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. Iam (check any box that applies): (tax nepto): A nemployee of I A Florida certified public accountant licensed under Chapter 475, Florida Statutes (license number Derivative authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector. I A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number D A Florida certified public account	Complete part 3 if you are representing yourself or if you are authorization for representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. If authorization from the taxpayer is required for access to confidential information related to this petition. Under penatises 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): A n employee of	Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or auth Written authorization from the taxpayer is required for ac collector.	orization for representation to this form.	part 5 to represent you
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Signature, representative Print name Date	becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the	Complete part 5 if you are an authorized representative I am a compensated representative not acting as on AND (check one) Attached is a power of attorney that conforms to the taxpayer's authorized signature OR I am an uncompensated representative filing this per the taxpayer's authorization is attached OR the taxpayer's authorization from the taxpayer's a	ne of the licensed representatives or emplo e requirements of Part II of Chapter 709, F. authorized signature is in part 3 of this form etition AND (check one) taxpayer's authorized signature is in part 3	oyees listed in part 4 above S., executed with the I. of this form.
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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L				
Petition #		2024-0554		Alternate K	ey: 3805101	Parcel II	D: 01-22-25-15	25-000-25900	
Petitioner Name	RYAN, L	LC c/o Robe	rt Peyton	Duranta			Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🔽 Tax	payer's agent	Property					
Other, Explain:				Address	IVIII	NEOLA			
Owner Name		roperty Flor	ida In	Value from	Value befo	re Board Action	2		
Owner Name				TRIM Notice	Value bele	nted by Prop Appr	Value atter	Board Action	
1. Just Value, rec	luired			\$ 354,8	37 \$	354,83	7		
2. Assessed or c	assified use va	lue, *if appli	cable	\$ 317,18	80 \$	317,18	0		
3. Exempt value,	*enter "0" if no	ne		\$	-				
4. Taxable Value,	*required			\$ 317,18	80 \$	317,18	0		
*All values entered	d should be coun	ity taxable va	lues, School an	d other taxing	authority value	s may differ.			
Last Sale Date	1/19/2017	Prie	ce:\$17	8,500	✓ Arm's Length	Distressed	Book <u>4893</u>	Page <u>905</u>	
ITEM	Subje	ect	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	38051	01	3805	095	3814		3821		
Address	1014 CHATE MINNE		1104 CHAT MINNE		1209 OAK MINNI		1121 HEATHE MINNE		
Proximity			same	sub	same	sub	same	sub	
Sales Price			\$420,		\$390		\$400,0	000	
Cost of Sale			-15		-15		-15		
Time Adjust			4.00		2.0		0.00		
Adjusted Sale			\$373,		\$339		\$340,0		
\$/SF FLA	\$152.95	per SF	\$161.12	per SF	\$185.92	per SF	\$186.30	per SF	
Sale Date			2/23/2	2023	7/14/	2023	12/28/2	2023	
Terms of Sale			Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description	T	Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,320		2,320	0	1,825	24750	1,825	24750	
Year Built	2004		2004		2003		2004		
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco		
Condition	good		good		good		good		
Baths	2.0		2.1	-5000	2.0		2.0		
Garage/Carport	good		good		good		good		
Porches	yes		yes		yes		yes		
Pool	Ν		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. 1.3%	-5000	Net Adj. 7.3%	24750	Net Adj. 7.3%	24750	
			Gross Adj. 1.3%	5000	Gross Adj. 7.3%	24750	Gross Adj. 7.3%	24750	
Adj. Sales Price	Market Value	\$354,837	Adj Market Value	\$368,800	Adj Market Value	\$364,050	Adj Market Value	\$364,750	
	Value per SF	152.95							

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

2024-0554 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	aamn 2	3814554	1209 OAK LEAF CT	
	comp 2	3014334	MINNEOLA	same sub
2	subject	3805101	1014 CHATEAU CIR	
2	Subject	5005101	MINNEOLA	-
3	comp 3	3821680	1121 HEATHER GLEN DR	
3	comp 5	502 1000	MINNEOLA	same sub
4	comp 1	3805095	1104 CHATEAU CIR	
4	comp i	000000	MINNEOLA	same sub
5				
6				
7				
8				

Altor	mata K	(ey 38	205404		1.4		norty Door	ord Co		2024-0554 Subject PRC Run: 12/6/2024 By					
				00-25900		Roll Year	perty Reco 2024 Sta	tus: A	iu -			Card #	1 of	1	
			nt Owner				010					perty Locat			
			RIDA LP 1ES TAX DE	PT						Site A	ddress 1014	CHATEAU (NEOLA	CIR FL (34715	
		T STE 20								Mill G	iroup 00M	I N	BHD 051	3	
DALL	AS		тх	75201						001	Property U	lse .e family	DN 01-0		
		ntion		10201						001				J9-201	
	Descri		LEY PHASE	E 4B SUB LO	OT 259 PB 4	6 PG 46 OR	B 4893 PG 90	5							
	Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
	Code 0100	0	0	Adj		1.00 LT	Price 30,500.00	Factor 0.0000	Factor 2.62	Factor 1.000	Factor 1.000	-	Valu 0	e 79,910	
	0100	0	0				30,300.00	0.0000	2.02	1.000	1.000			73,310	
		Total A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 79	010		Tota	il Adj JV/N d Adj JV/N	/kt		7	79,910 0	
	Cia	Issilieu A	cies		Classifi		Sketch		Classille	u Auj J V/Iv	ואנן			0	
Bldg	1 Se	ec 1	of 1			ement Cost	283,430		Deprec B	ldg Value	274,927	Mul	ti Story 1	1	
2					40 40 40				2						
					40										
					FUS (80 s										
28 28									28. 28						
					FUS (1,120 FLA	sf)									
					(1,120	sf)									
			24		40	7									
			21		3	7									
						OPF (21 sf)									
20					20										
			GCF												
			(420	sf)											
			21												
Code	. 1	Descrit		Sub Areas	Gross Are	Fff Δrea	Year Built	uilding Va	aluation	2004		onstruction			
	FINIS		otion ING AREA	Living Are 1,120	Gross Are 1,120	Eff Area 1120	Bu Year Built Effective Area		aluation	2004 2320	Imp Type	R1	Bedrooms	4	
FLA FUS	FINIS FINIS	HED LIV HED ARI	otion ING AREA EA UPPER	Living Are 1,120 1,200	1,120 1,200		Year Built Effective Area Base Rate		aluation	2320 104.95	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	2	
FLA FUS GAR	FINIS FINIS GARA	HED LIV HED ARI	otion ING AREA EA UPPER	Living Are 1,120	1,120	1120	Year Built Effective Area Base Rate Building RCN		aluation	2320 104.95 283,430	Imp Type	R1 1.00	Bedrooms		
FLA FUS GAR	FINIS FINIS GARA	HED LIV HED ARI	otion ING AREA EA UPPER SH	Living Are 1,120 1,200 0	1,120 1,200 420	1120	Year Built Effective Area Base Rate Building RCN Condition		aluation	2320 104.95 283,430 EX	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	2	
Code FLA FUS GAR OPF	FINIS FINIS GARA	HED LIV HED ARI	otion ING AREA EA UPPER SH	Living Are 1,120 1,200 0	1,120 1,200 420	1120	Year Built Effective Area Base Rate Building RCN		aluation	2320 104.95 283,430	Imp Type No Stories Quality Grad	R1 1.00 le 670	Bedrooms Full Baths Half Baths	2 0	

79,910

274,927

0

354,837

LCPA Property Record Card Roll Year 2024 Status: A

2024-0554 Subject PRC Run: 12/6/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Building Per	rmits								

				Bulla	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2017 2017 2017 2005	SALE SALE ITREVIEW IMPS 648-03-10B	01-01-2017 01-01-2016 01-01-2016 01-01-2004 10-09-2003	01-09-2018 01-25-2017 01-25-2017 01-04-2005 01-01-2004	1 1 1 147,625	0099 0020 0000	CHECK VALUE CHECK VALUE UBU IN BACK DESKTOP REVIEW *SEE NOTES SFR FOR 2005 SFR	01-09-2018 01-26-2017 01-26-2017	

			Sales Informa	ation		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017008343	4893	0905	01-19-2017	WD	Q	Q	I	178,500					
2016052395	4782	1689	05-12-2016	WD	U	U	I	115,000					
	3013	0411	10-21-2005	WD	U	U	I	0					
	2720	2398	12-10-2004	QC	U	U	I	0					
	2550	1110	04-13-2004	WD	Q	Q	I	147,700					
										Total	1	0.00	
	Value Summary												
Land Value Bld	and Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu												

317180

0.00

317180

354837

345,747

37657

Alterna Parcel		-22-2	5-1525-0	00-25300		CPA Proj Roll Year 2	oerty Reco 2024 Stat	ord Ca tus: A		2024-0 PRC Run: 12	Card #	1 of	1	
WAI KE	R EDWIN		nt Owner DIANA 7		_					Site A	ddress 1104 C	e rty Locatio HATEAU CI		
											MINNE	EOLA	FL 3	
	HATEAU C	JIR								Mill G	roup 00MI Property Us	NBI	HD 0513 Last Inspe	
MINNEO	OLA		FL	34715						001	00 SINGLE	FAMILY	PJF 01-2	24-20
	escriptio					0.00.40.00	B 6107 PG 865	-						
	lse Erc	ont	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
	ode 100		0	Adj		1.00 LT	Price 30,500.00	Factor 0.0000	Factor 2.62	Factor 1.000	Factor 1.000	0	Value	e 79,91
		tal Ac		0.00		JV/Mkt[0			Tota	l Adj JV/N	lkt			79,91
	Classifi	ed Ac	res	0	Classifi	ed JV/Mkt 79	0,910 Sketch		Classifie	d Adj JV/N	1kt			
Bldg 1	1 Sec	1	of 1		Replac	ement Cost	271,108		Deprec B	dg Value	262,975	Multi	Story 1	
:				FL (1,1	US 40 40 40 40 40 40 40 40 40 40	2	1		2					
				[21]isf) 3 7 7	20	GCF (420	sf)	3	20					
			Building	Sub Areas			Bu	ilding Va	aluation		Co	nstruction	Detail	
	FINISHED		tion NG AREA	Living Are 2,240	Gross Are 2,240	Eff Area 2240	Year Built Effective Area			2004 2320	Ітр Туре		Bedrooms	4
US	FINISHED	ARE	A UPPER	80		80 0	Base Rate			95.95	No Stories		Full Baths	2
DPF	OPEN PO	RCH	FINISHE	0	21	0	Building RCN			271,108	Quality Grade		Half Baths	1
SPU :	SCREEN	POR	JH UNFIN	0	180	-	Condition % Good			EX 97.00	Wall Type		Heat Type	6
							Functional Ob	sol		0	Foundation		Fireplaces	0
			TOTALS	2,320	2,941	2,320	Building RCNL	.D		262,975	Roof Cover	3 -	Type AC	03

79,910

262.975

0

342.885

LCPA Property Record Card Roll Year 2024 Status: A

2024-0554 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

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

				Build	ing Peri	mits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2012	91-11-05	05-12-2011	12-02-2011	5,000	0002	REROOF	12-02-2011	
2007	SALE	01-01-2006	03-28-2007	1	0000	CHECK VALUES	03-28-2007	
2005	530-03-08B	01-01-2004	06-22-2004	1	0000	SFR FOR 2005		
2004	530-03-08B	08-13-2003	01-01-2004	151,675	0000	SFR		

			Sales Informa	ation		Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023028988 2022132430	6107 6034 3058 3058 2496	0865 0652 0759 0756 1758	02-23-2023 09-23-2022 01-06-2006 01-06-2006 01-23-2004	WD WD WD WD WD	00000	01 01 Q Q Q		420,000 330,000 278,500 278,500 157,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	Total 50,000.00											
	Value Summary											
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

342885

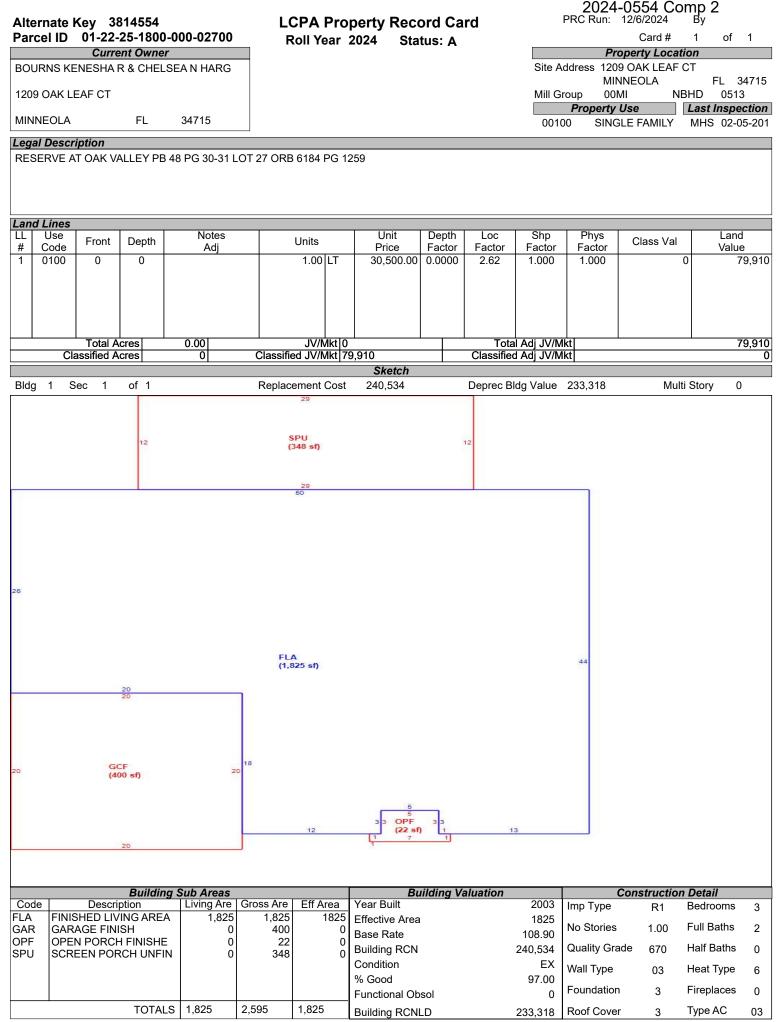
50,000.00

292885

317885

334,590

0



4878

2383

2016130847

1107

0138

12-06-2016

07-31-2003

LCPA Property Record Card Roll Year 2024

2024-0554 Comp 2 PRC Run: 12/6/2024 By

Parcel I	ID 01-22-	25-180	0-000-0	2700	Ro	oll Yea	r 202	4 Sta	atus: A			Card #	1	of 1	I
								aneous F		-					
						-			re reflected k						
Code											%Good	I A	or Valu		
DEC2	DECK - WOO	D			208.00	ç	SF	4.63	2018	2018	963.00	0 80.00			770
Roll Year Permit ID Issue Date Comp Date 2019 SALE 01-01-2018 02-05-20 2018 683-17-08 08-03-2017 02-23-20						19 1 00 18 3,000 00			Description CHECK VALUE SCRN ENCL 29X12			Review Date CO Dat 02-05-2019 02-23-2018 02-23-2018 02-23-2018			ate
2018 2018 2017 2004	S018 559-17-06 06-27-2017 0 2018 SALE 01-01-2017 0 2017 SALE 01-01-2016 0		017 02-2 016 03-2	02-23-2018 02-23-2018 03-28-2017 03-25-2004		14,167 0002 1 0099 1 0099 117,544 0000		EXT PATIO CHECK VAL CHECK VAL SFR			02-23-2(02-23-2(03-28-2(018			
Sales Information							Code	Vac/Imp	Sale Price	Code	Exer Description	nptions	Year	Am	ount
2023091398 2018057864 2017040787		6184 5111 4930	1259 1628	07-14-20 05-16-20 03-31-20	23 WD 18 WD	Q U	01 U Q	 	390,000 230,000 216,000)					

									Total		0.00	
	Value Summary											
Land Value	Bldg Value	Misc Value	Market Value	Deferred A	mt As	sd Value	Cnty Ex Ar	nt Co Tax Val	Sch Tax V	al Previ	ious Valu	
79,910	233,318	770	313,998	0	3	313998	0.00	313998	313998	3	06,622	

166,000

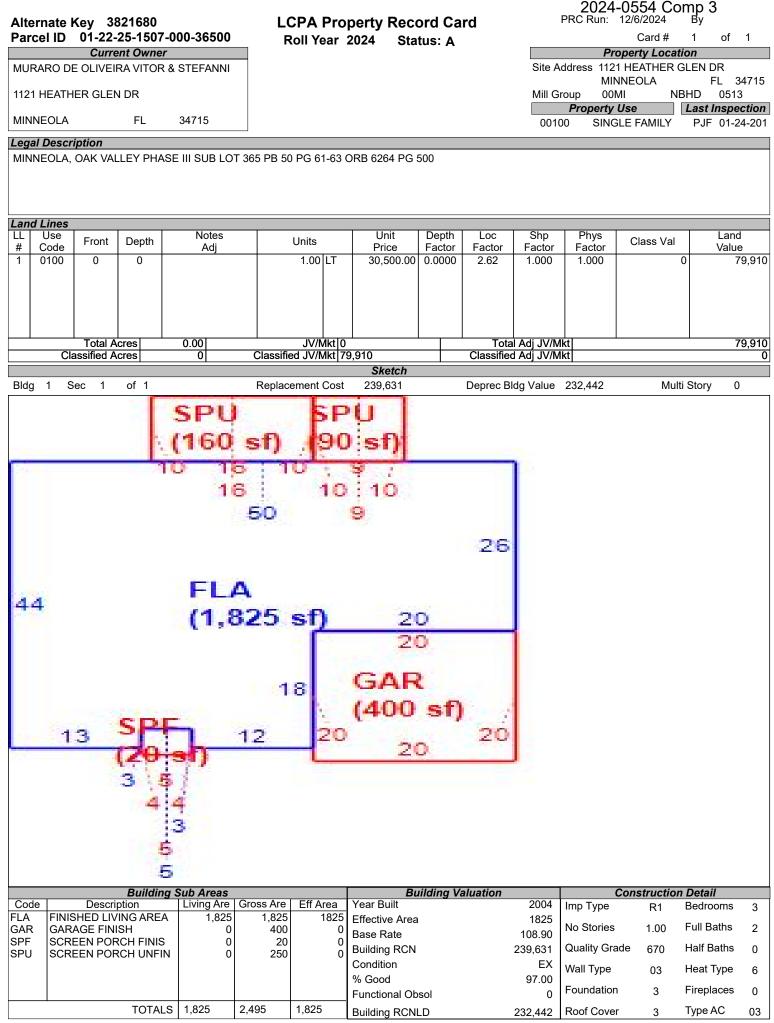
159,000

U Q

СТ

WD

U Q



79,910

232.442

0

312.352

LCPA Property Record Card Roll Year 2024 Status: A

2024-0554 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below													
Code													

	Building Permits											
Roll Year	oll Year Permit ID Issue Date		Comp Date	Amount	Туре	Description	Review Date	CO Date				
2008 2005	340-07-10 694-04-08BEP	10-24-2007 08-19-2004	01-29-2008 01-05-2005	7,995 113,064		ELITE RM 12X9 & 12X16 BIRDCAGE SFR 3/2 1121 HEATHER GLEN DR	01-29-2008					

	Sales Information											Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	I	Year	Amount			
2023157398	6264 2735 2612	0500 0194 1483	12-28-2023 12-14-2004 06-30-2004	WD WD WD	Q Q U	01 Q M	I V V	400,000 147,900 1								
											Total		0.00			
Value Summary																
Land Value Blo	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu															

312352

0.00

312352

312352

304,991

0