



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3773457

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 reasons 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

<b>Petition #</b> 2024-0558	Alternate Key: 3773457	Parcel ID: 01-23-25-0630-000-11700	
<b>Petitioner Name</b> RYAN, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 10734 VERSAILLES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> Invitation homes 7 lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>	<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 417,252	\$ 417,252	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 417,252	\$ 417,252	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 417,252	\$ 417,252	

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

**Last Sale Date** 7/11/2023      **Price:** \$3,069,300       Arm's Length  Distressed      Book 6179 Page 1796

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3773457	3743580	3773096	3743881
<b>Address</b>	10734 VERSAILLES BLVD CLERMONT	11036 BRONSON RD CLERMONT	10925 VERSAILLES BLVD CLERMONT	11040 VERSAILLES BLVD CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$509,000	\$555,000	\$510,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	3.20%	0.00%
<b>Adjusted Sale</b>		\$442,830	\$489,510	\$433,500
<b>\$/SF FLA</b>	\$208.42 per SF	\$231.36 per SF	\$193.87 per SF	\$254.10 per SF
<b>Sale Date</b>		7/21/2023	4/11/2023	7/9/2024
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,002	1,914	4400	2,525	-26150	1,706	14800
<b>Year Built</b>	2000	2003		1998		1997	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		4.0	-20000	2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	yes	yes		yes		yes	
<b>Pool</b>	N	N	0	Y	-20000	N	0
<b>Fireplace</b>	0	1	-2500	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 0.4%	1900	-Net Adj. 13.5%	-66150	Net Adj. 3.4%	14800
		Gross Adj. 1.6%	6900	Gross Adj. 13.5%	66150	Gross Adj. 3.4%	14800
<b>Adj. Sales Price</b>	Market Value <b>\$417,252</b>	Adj Market Value	<b>\$444,730</b>	Adj Market Value	<b>\$423,360</b>	Adj Market Value	<b>\$448,300</b>
	Value per SF 208.42						

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**

**2024-0558 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3773457	10734 VERSAILLES BLVD CLERMONT	-
2	comp 2	3773096	10925 VERSAILES BLVD CLERMONT	same sub
3	comp 3	3743881	11040 VERSAILLES BLVD CLERMONT	same sub
4	comp 1	3743580	11036 BRONSON RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3773457  
Parcel ID 01-23-25-0630-000-11700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0558 Subject  
PRC Run: 12/6/2024 By

Card # 1 of 1

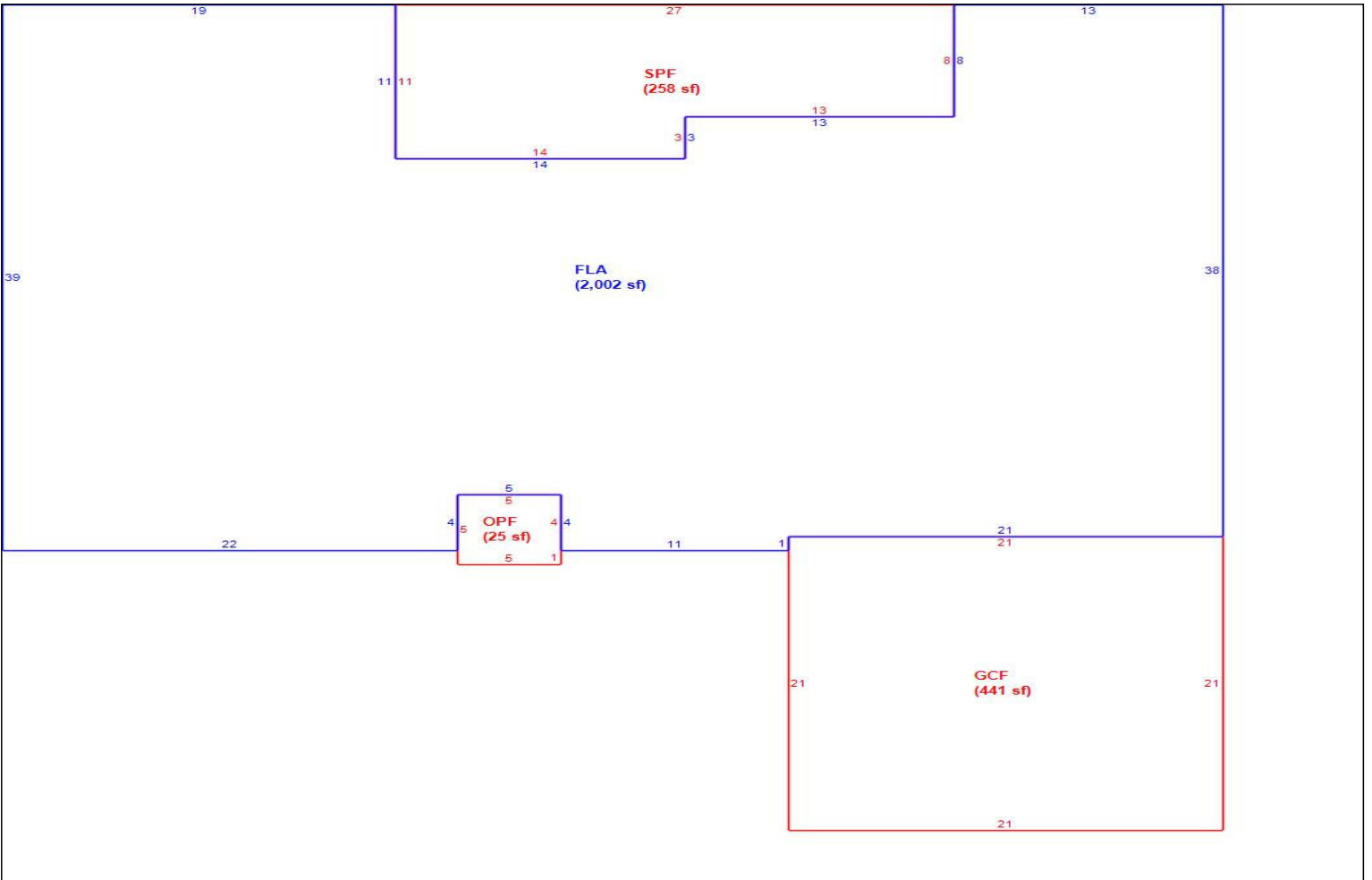
Current Owner		
INVITATION HOMES 7 LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 10734 VERSAILLES BLVD		
CLERMONT FL 34711		
Mill Group	0005	NBHD 2584
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MONTCLAIR PHASE II SUB LOT 117 PB 39 PGS 1-3 ORB 6179 PG 1796

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 316,755
		Deprec Bldg Value	307,252
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,002	2,002	2002	Effective Area	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	131.51	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	316,755	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	258	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,002	2,726	2,002	Building RCNLD	307,252					

Alternate Key 3773457  
 Parcel ID 01-23-25-0630-000-11700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0558 Subject  
 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	
2001	0041790	04-26-2000	08-04-2000	109,000	0000	SFR/10734 VERSAILLES BLVD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023087602	6179	1796	07-11-2023	WD	Q	05	I	3,069,300				
2021129909	5798	0823	04-14-2021	WD	U	11	I	0				
2017080626	4977	2314	07-26-2017	WD	U	M	I	100				
2016126036	4872	1359	12-06-2016	WD	U	M	I	100				
	4588	1117	02-03-2015	WD	U	M	I	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	
110,000	307,252	0	417,252	0	417252	0.00	417252	417252	407,416	

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Alternate Key 3743580  
Parcel ID 01-23-25-0625-000-00700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0558 Comp 1  
PRC Run: 12/6/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
FOP4	OPEN PORCH FINISHED	336.00	SF	19.75	2021	2021	6636.00	95.00	6,304

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021050307	06-15-2021	03-21-2022	9,000	0003	PERGOLA			
2018	SALE	01-01-2017	03-28-2018	1	0099	CHECK VALUE	03-28-2018		
2008	2006120316	01-08-2007	08-07-2007	3,000	0000	ENCL LANAI W/GLASS			
2004	2002120681	01-01-2003	01-08-2004	117,744	0000	SFR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023090877	6183 1841	07-21-2023	WD	Q	01	I	509,000		039	HOMESTEAD	2024	25000
2017053828	4946 0120	05-09-2017	WD	Q	Q	I	253,000		059	ADDITIONAL HOMESTEAD	2024	25000
	1675 2441	12-31-1998	WD	Q	Q	V	32,500					
	1543 2423	08-18-1997	WD	Q	Q	V	25,000					
<b>Total</b>												50,000.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
110,000	301,077	6,304	417,381	0	283791	50,000.00	233791	258791	408,112	

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Alternate Key 3773096  
Parcel ID 01-23-25-0630-000-10000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0558 Comp 2  
PRC Run: 12/6/2024 By

Card # 1 of 1

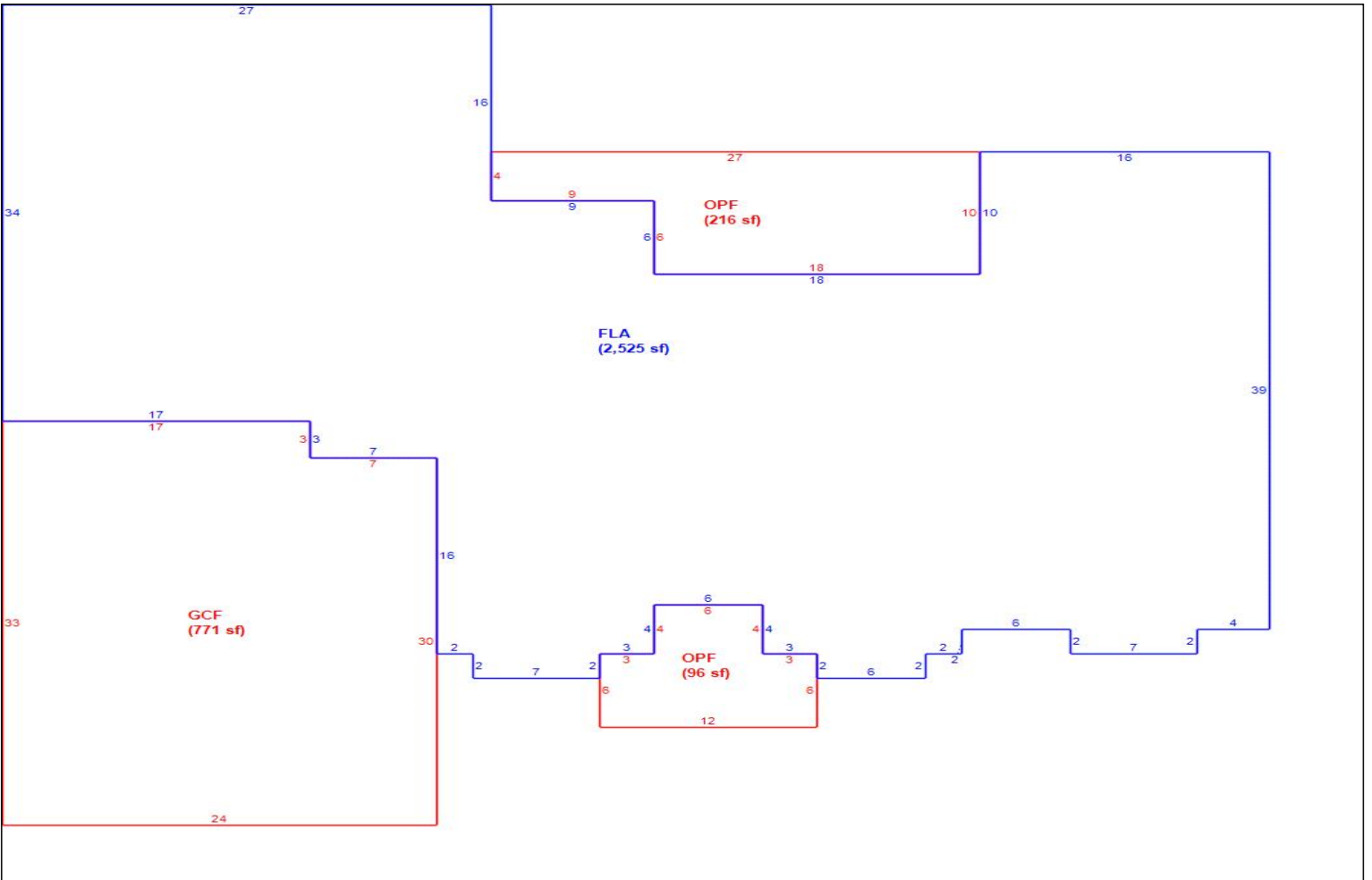
Current Owner		
LANDSBERG CHARLES R & MARY		
10925 VERSAILLES BLVD		
CLERMONT	FL	34711

Property Location		
Site Address 10925 VERSAILLES BLVD		
CLERMONT FL 34711		
Mill Group	0005	NBHD 2584
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 03-28-201

Legal Description
MONTCLAIR PHASE II SUB LOT 100 PB 39 PGS 1-3 ORB 6296 PG 19

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 390,357 Deprec Bldg Value 378,646 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,525	2,525	2525	1998	No Stories	1.00	Full Baths	4
GAR	GARAGE FINISH	0	771	0	124.82	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	312	0	390,357	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	378,646	Type AC	03
TOTALS		2,525	3,608	2,525					

Alternate Key 3773096  
Parcel ID 01-23-25-0630-000-10000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0558 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
POL2	SWIMMING POOL - RESIDENTIAL	442.00	SF	35.00	1999	1999	15470.00	85.00	13,150
PLD2	POOL/COOL DECK	602.00	SF	5.38	1999	1999	3239.00	70.00	2,267
SEN2	SCREEN ENCLOSED STRUCTURE	1874.00	SF	3.50	1999	1999	6559.00	40.00	2,624

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	03-28-2018	1	0099	CHECK VALUE	03-28-2018		
2014	2013040157	05-03-2013	02-11-2014	11,725	0002	REROOF	02-11-2014		
2005	SALE	01-01-2004	02-26-2005	1	0000	CHECK VALUE			
2000	9903062	03-08-1999	04-03-2000	2,905	0000	36X18 SEN			
2000	0001	01-26-1999	04-03-2000	10	0000	POOL U/C 99			
2000	9812117	01-01-1999	04-03-2000	19,330	0000	POOL			
1999	9850477	05-01-1998	12-01-1998	144,846	0000	SFR/10925 VERSAILLES BLVD			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024026726	6296	0019	02-28-2024	WD	Q	01	I	600,000	039	HOMESTEAD	2024	25000
2023044211	6126	0993	04-11-2023	WD	Q	01	I	555,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022058580	5945	0451	03-14-2022	WD	U	11	I	100				
2017070831	4966	0254	06-23-2017	WD	Q	Q	I	329,000				
	2685	1424	10-15-2004	WD	Q	Q	I	274,900				
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
110,000	378,646	18,041	506,687	0	260117	50,000.00	210117	235117	495,091

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Alternate Key 3743881  
 Parcel ID 01-23-25-0625-000-03700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0558 Comp 3  
 PRC Run: 12/6/2024 By

Card # 1 of 1

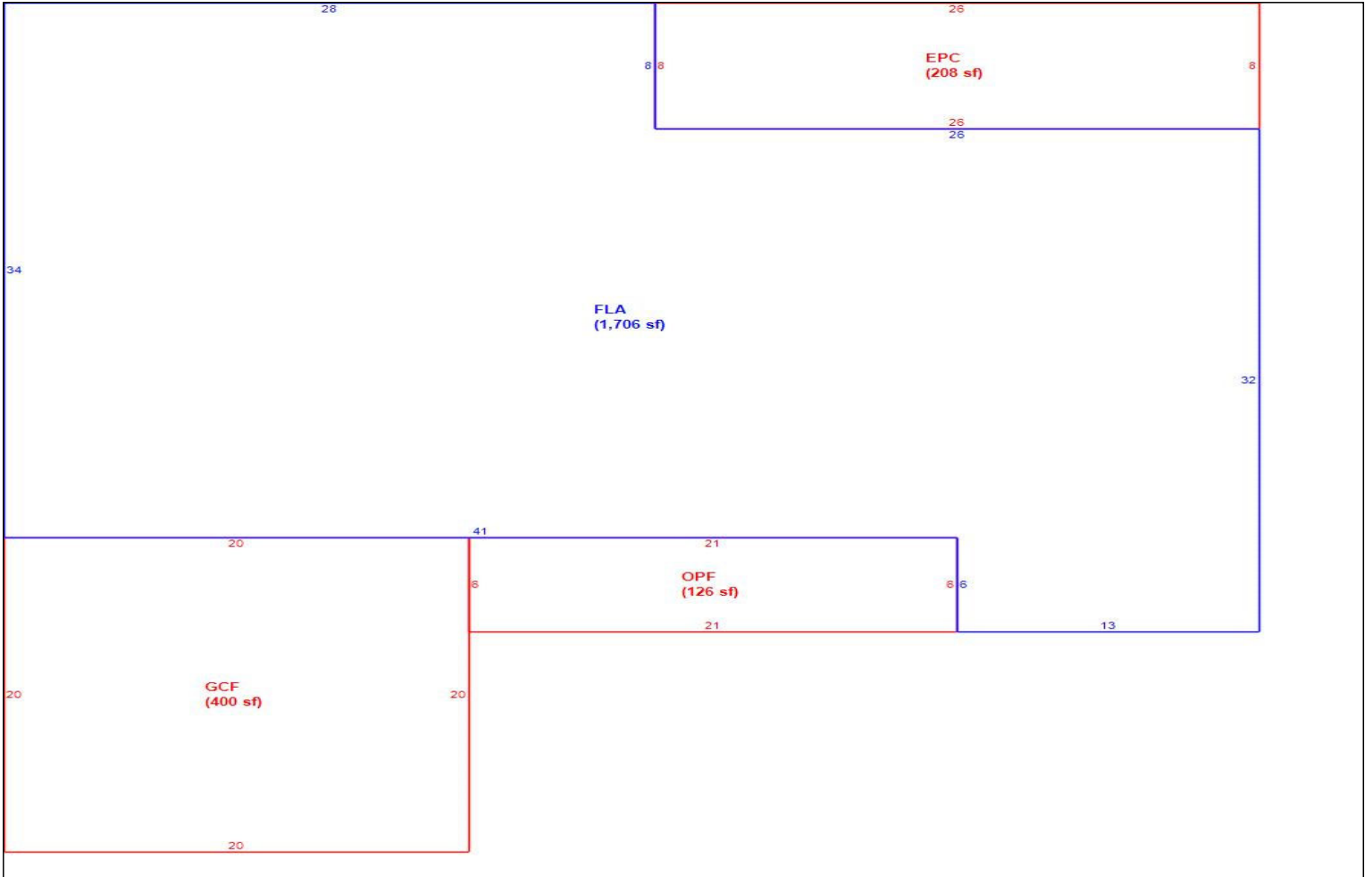
Current Owner		
OLIVER GARY M & BRENDA L		
11040 VERSAILLES BLVD		
CLERMONT	FL	34711

Property Location		
Site Address 11040 VERSAILLES BLVD		
CLERMONT FL 34711		
Mill Group	0005	NBHD 2584
Property Use		Last Inspection
00100	SINGLE FAMILY	BDK 01-01-202

Legal Description
MONTCLAIR PHASE 1 SUB LOT 37 PB 38 PGS 1-3 ORB 6367 PG 1137

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,000
		Deprec Bldg Value 288,090	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	208	0	1997	1706	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,706	1,706	1706	Base Rate	140.53	Quality Grade	725	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	297,000	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	126	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0		Roof Cover	3	
TOTALS		1,706	2,440	1,706	Building RCNLD	288,090	Type AC	03		

Alternate Key 3743881  
 Parcel ID 01-23-25-0625-000-03700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0558 Comp 3  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	SALE	01-01-2011	02-17-2012	1	0099	CHECK VALUE	02-17-2012		
2011	VALU	01-01-2010	02-25-2011	1	0008	ADJUST AK 3743865 THIS AK ALL 1706	02-25-2011		
2010	2009030318	04-21-2009	04-05-2010	19,968	0002	CONV SCRNM RM TO TYPE III SUNROO	04-05-2010		
2010	SALE	01-01-2009	04-05-2010	1	0000	CHECK VALUE	04-05-2010		
1998	9781055	08-01-1997	12-01-1997	95,160	0000	SFR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024084002	6367	1137	07-09-2024	WD	Q	01	1	510,000				
2023023354	6100	1053	02-21-2023	WD	Q	01	1	475,000				
2020041768	5452	2201	04-06-2020	WD	U	19	1	255,000				
2019135351	5381	1382	04-07-2014	QC	U	U	1	0				
	4110	2401	12-27-2011	WD	U	U	1	129,000				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
110,000	288,090	0	398,090	0	398090	0.00	398090	398090	389,141	

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