



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3807300

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), 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 # 2024-0577	Alternate Key: 3807300	Parcel ID: 03-23-26-1910-000-04200
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 3852 GLENFORD DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-1ih borrower lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 327,231	\$ 327,321
2. Assessed or classified use value, *if applicable	\$ 283,880	\$ 283,880
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 283,880	\$ 283,880

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

Last Sale Date 7/27/2015 **Price:** \$180,000 Arm's Length Distressed Book 4669 Page 1330

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3807300	3796713	3796712	3807290
Address	3852 GLENFORD DR CLERMONT	3821 FALLSCREST CIR CLERMONT	3815 FALLSCREST CIR CLERMONT	3837 FALLSCREST CIR CLERMONT
Proximity		same sub	.14 miles	.38 miles
Sales Price		\$435,000	\$475,000	\$445,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	1.60%	2.40%
Adjusted Sale		\$385,410	\$411,350	\$388,930
\$/SF FLA	\$192.54 per SF	\$185.65 per SF	\$167.83 per SF	\$193.59 per SF
Sale Date		3/29/2023	8/30/2023	6/22/2023
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	1,700	2,076	-26320	2,451	-52570	2,009	-21630
Year Built	2002	2001		2001		2002	
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	244 sf	712 sf		399 sf		210 sf	
Pool	y	N	20000	Y	0	N	20000
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. 1.6%	-6320	-Net Adj. 12.8%	-52570	-Net Adj. 0.4%	-1630
		Gross Adj. 12.0%	46320	Gross Adj. 12.8%	52570	Gross Adj. 10.7%	41630
Adj. Sales Price	Market Value \$327,321	Adj Market Value	\$379,090	Adj Market Value	\$358,780	Adj Market Value	\$387,300
	Value per SF 192.54						

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

2024-0577 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3807300	3852 GLENFORD DR CLERMONT	same sub
2	comp 1	3796713	3821 FALLSCREST CIR CLERMONT	same sub
3	comp 2	3796712	3815 FALLSCREST CIR CLERMONT	.14 miles
4	comp 3	3807290	3837 FALLSCREST CIR CLERMONT	.38 miles
5				
6				
7				
8				

Alternate Key 3807300
 Parcel ID 03-23-26-1910-000-04200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0577 Subject
 PRC Run: 12/3/2024 By

Card # 1 of 1

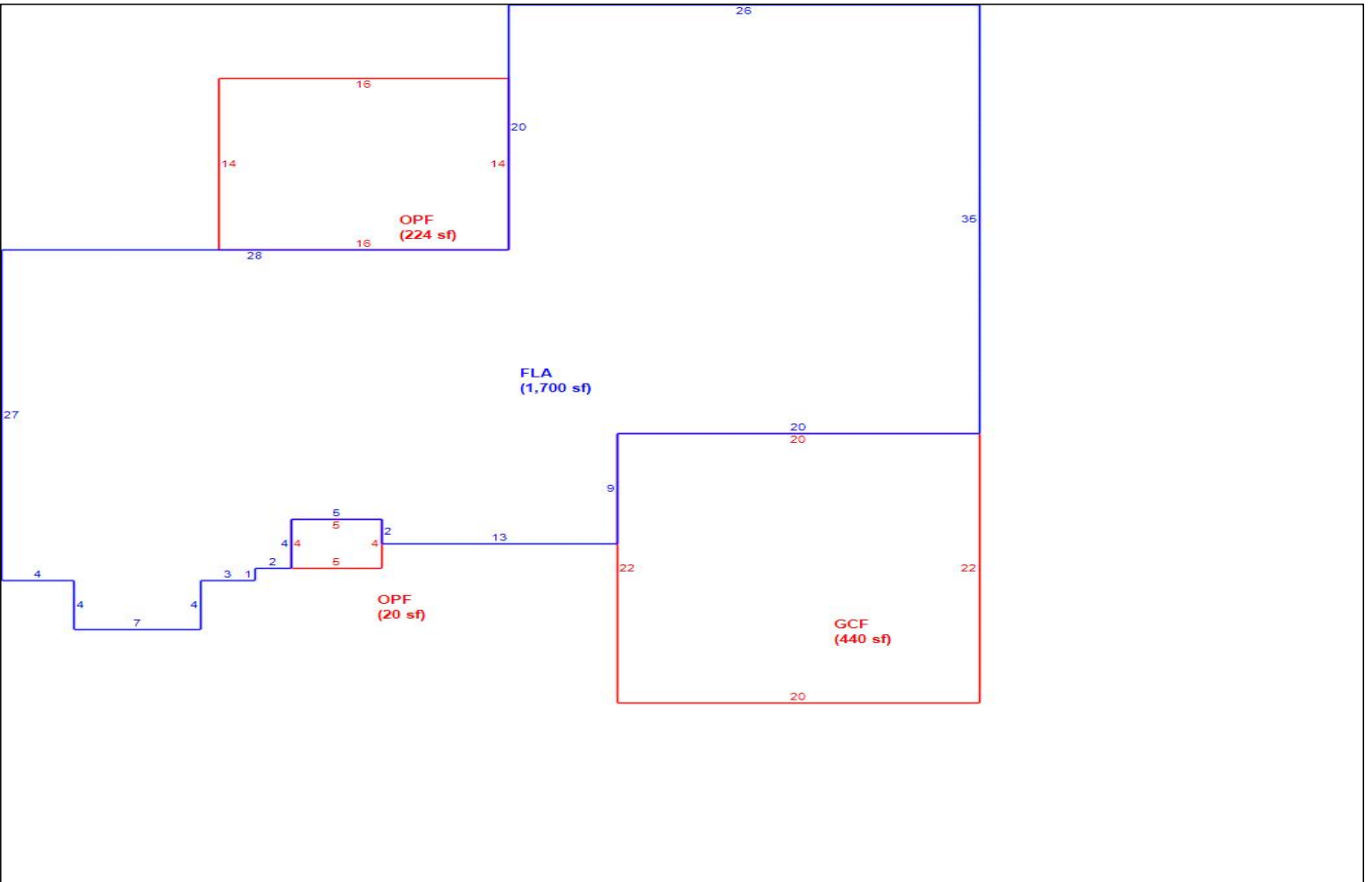
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 3852 GLENFORD DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 42 PB 46 PGS 41-42 ORB 4669 PG 1330

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000			
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	234,259	Deprec Bldg Value	227,231	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	1,700	1,700	1700	2002	1700	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		112.43	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	244	0		234,259	Wall Type	03	Heat Type	6
TOTALS						227,231	Foundation	3	Fireplaces	0
						227,231	Roof Cover	3	Type AC	03

Alternate Key 3807300
 Parcel ID 03-23-26-1910-000-04200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0577 Subject
 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	
2003	2002050655	05-28-2002	12-02-2002	106,172	0000	SFR/3852 GLENFORD DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4669	1330	07-27-2015	WD	U	U	I	180,000				
	2211	0800	10-31-2002	WD	Q	Q	I	154,200				
	2065	1696	01-11-2002	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	
100,000	227,231	0	327,231	43351	283880	0.00	283880	327231	320,098	

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Alternate Key 3796713
Parcel ID 03-23-26-1900-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0577 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

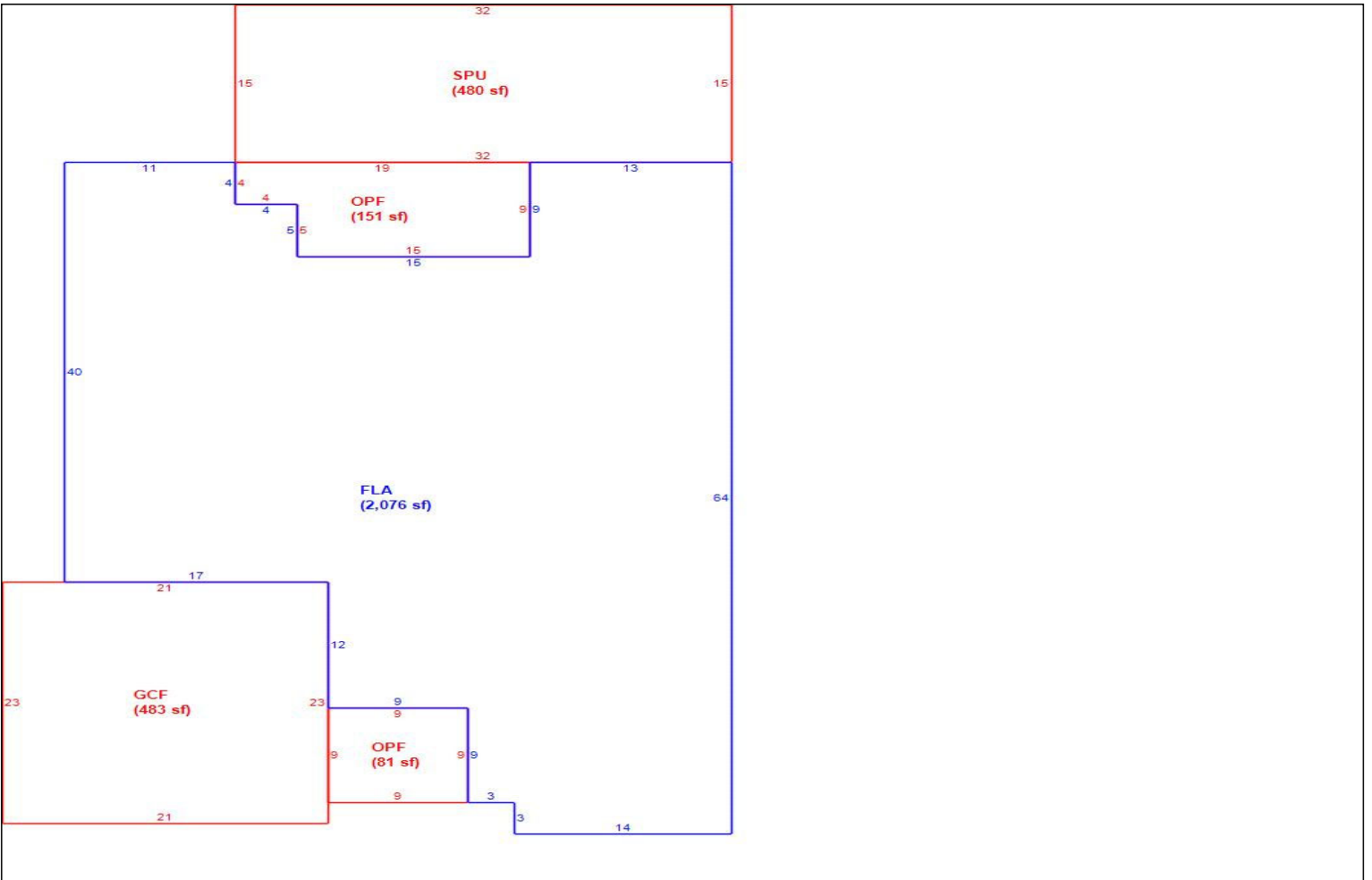
Current Owner		
BROWN KATHERINE D & JAMES K		
3821 FALLSCREST CIR		
CLERMONT	FL	34711

Property Location		
Site Address 3821 FALLSCREST CIR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 01-09-202

Legal Description
CLERMONT, SOMERSET ESTATES PHASE 1 SUB LOT 99 PB 44 PGS 7-8 ORB 6121 PG 306

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 279,715
		Deprec Bldg Value	271,324
		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	2,076	2,076	2076	2001					
GAR	GARAGE FINISH	0	483	0						
OPF	OPEN PORCH FINISHE	0	232	0						
SPU	SCREEN PORCH UNFIN	0	480	0						
TOTALS		2,076	3,271	2,076						
					Effective Area	2076	No Stories	1.00	Full Baths	2
					Base Rate	110.75	Quality Grade	675	Half Baths	0
					Building RCN	279,715	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	271,324				

Alternate Key 3796713
 Parcel ID 03-23-26-1900-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0577 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	
2020	19-3162	10-03-2019	01-09-2020	7,370	0002	SCRN ENCL	01-13-2020		
2002	120404	01-01-2001	02-01-2002	124,036	0000	SFR/3822 FALLSCREST CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023039763	6121	0306	03-29-2023	WD	Q	01	I	435,000	039	HOMESTEAD	2024	25000
2019090682	5325	0181	08-12-2019	WD	Q	Q	I	250,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4186	0170	06-29-2012	WD	Q	Q	I	163,500				
	4150	2160	04-05-2012	CT	U	U	I	111,100				
	2501	1337	06-25-2003	WD	U	U	I	0				
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	
100,000	271,324	0	371,324	0	371324	50,000.00	321324	346324	362,754	

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Alternate Key 3796712
 Parcel ID 03-23-26-1900-000-09800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0577 Comp 2
 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
POL2	SWIMMING POOL - RESIDENTIAL	475.00	SF	35.00	2002	2002	16625.00	85.00	14,131
PLD2	POOL/COOL DECK	435.00	SF	5.38	2002	2002	2340.00	70.00	1,638
SEN2	SCREEN ENCLOSED STRUCTURE	1770.00	SF	3.50	2002	2002	6195.00	47.50	2,943

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-20-2006	1	0000	CHECK VALUES			
2003	2002060057	06-03-2002	05-14-2003	4,000	0000	SOLAR PANELS			
2003	2002020986	02-26-2002	12-10-2002	3,650	0000	33X35 SEN			
2003	2002020861	02-22-2002	12-10-2002	23,618	0000	POOL W/DECK			
2002	0110341	01-19-2001	02-01-2002	145,244	0000	SFR/3815 FALLSCREST CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023109233	6206	0566	08-30-2023	WD	Q	01	I	475,000	039	HOMESTEAD	2024	25000
2019028473	5249	0173	03-05-2019	QC	U	U	I	112,800	059	ADDITIONAL HOMESTEAD	2024	25000
	2948	1140	05-06-2005	WD	Q	Q	I	345,000				
	1970	1649	06-27-2001	WD	Q	Q	I	180,700				
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	
100,000	298,665	18,712	417,377	0	417377	50,000.00	367377	392377	407,780	

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Alternate Key 3807290
 Parcel ID 03-23-26-1910-000-03200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0577 Comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

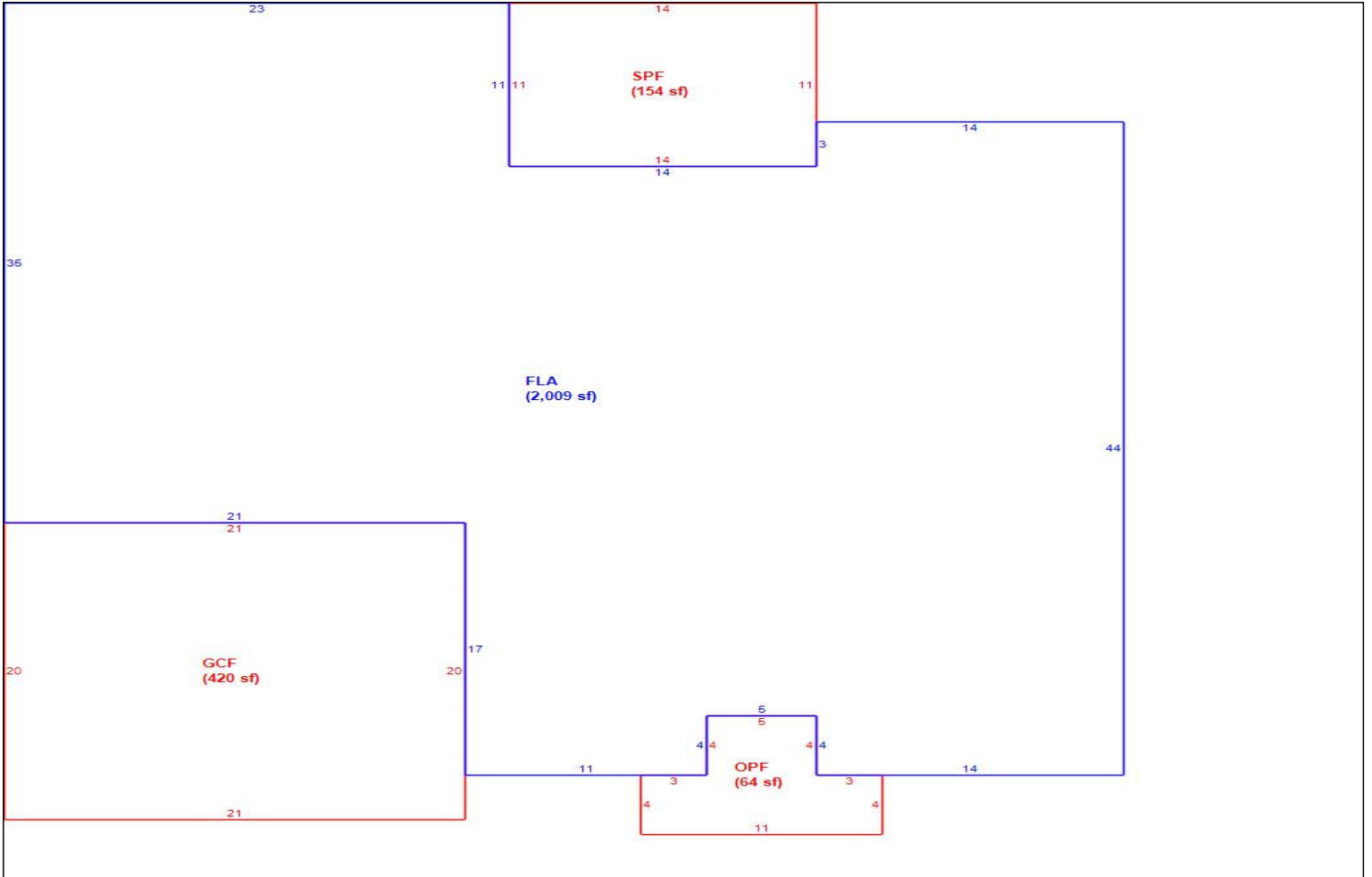
Current Owner		
CAMILO OSPINA JUAN & PAULA PALACIO M		
3837 FALLSCREST CIR		
CLERMONT	FL	34711

Property Location		
Site Address 3837 FALLSCREST CIR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 32 PB 46 PGS 41-42 ORB 6184 PG 142

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 267,568 Deprec Bldg Value 259,541 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,009	2,009	2009	Effective Area	2009	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	111.50	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	64	0	Building RCN	267,568	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	154	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,009	2,647	2,009	Building RCNLD	259,541				

Alternate Key 3807290
 Parcel ID 03-23-26-1910-000-03200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0577 Comp 3
 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	
2003	2002020510	02-19-2002	12-11-2002	114,884	0000	SFR/3837 FALLSCREST CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091069	6184	0142	06-22-2023	WD	Q	01	I	445,000				
2022055071	5940	1964	03-23-2022	TR	U	11	I	100				
2021050323	5685	2354	04-01-2021	TR	U	11	I	100				
	2153	0656	07-26-2002	WD	Q	Q	I	158,700				
	2065	1696	01-11-2002	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	
100,000	259,541	0	359,541	0	359541	0.00	359541	359541	351,192	

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