



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3811297

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 # (2024-0593), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (INV\_HOME; THR Florida, LP), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (Ryan, LLC, 16220 North Scottsdale Rd, Ste 650, Scottsdale, AZ 85254), Parcel ID and physical address (0722261705-000-10400, 407 Gentle Breeze Dr), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com).

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> 2024-0593	Alternate Key: 3811297	Parcel ID: 07-22-26-1705-000-10400	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 407 GENTLE BREEZE DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 386,515	\$ 386,515	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 295,790	\$ 295,790	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 295,790	\$ 295,790	

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

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3811297	3797278	3811301	3815972
<b>Address</b>	407 GENTLE BREEZE DR MINNEOLA	243 GENTLE BREEZE DR MINNEOLA	423 GENTLE BREEZE DR MINNEOLA	129 GENTLE BREEZE DR MINNEOLA
<b>Proximity</b>		0.21 Miles	0.06 Miles	0.45 Miles
<b>Sales Price</b>		\$385,000	\$410,000	\$439,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.40%	3.20%	3.20%
<b>Adjusted Sale</b>		\$344,190	\$361,620	\$387,198
<b>\$/SF FLA</b>	\$213.66 per SF	\$186.05 per SF	\$188.05 per SF	\$201.35 per SF
<b>Sale Date</b>		1/31/2023	4/14/2023	4/20/2023
<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>	1,809	1,850	-2050	1,923	-5700	1,923	-5700
<b>Year Built</b>	2004	2003		2003		2003	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	Water	Water		Water		Water	
		-Net Adj. 0.6%	-2050	-Net Adj. 1.6%	-5700	-Net Adj. 1.5%	-5700
		Gross Adj. 0.6%	2050	Gross Adj. 1.6%	5700	Gross Adj. 1.5%	5700
<b>Adj. Sales Price</b>	Market Value <b>\$386,515</b>	Adj Market Value	<b>\$342,140</b>	Adj Market Value	<b>\$355,920</b>	Adj Market Value	<b>\$381,498</b>
	Value per SF 213.66						

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:** 

**DATE** 

**2024-0593 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3811301	423 GENTLE BREEZE DR MINNEOLA	0.06
2	Comp 3	3815972	129 GENTLE BREEZE DR MINNEOLA	0.45
3	Comp 1	3797278	243 GENTLE BREEZE DR MINNEOLA	0.21
4	Subject	3811297	407 GENTLE BREEZE DR MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3811297  
 Parcel ID 07-22-26-1705-000-10400

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

2024-0593 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

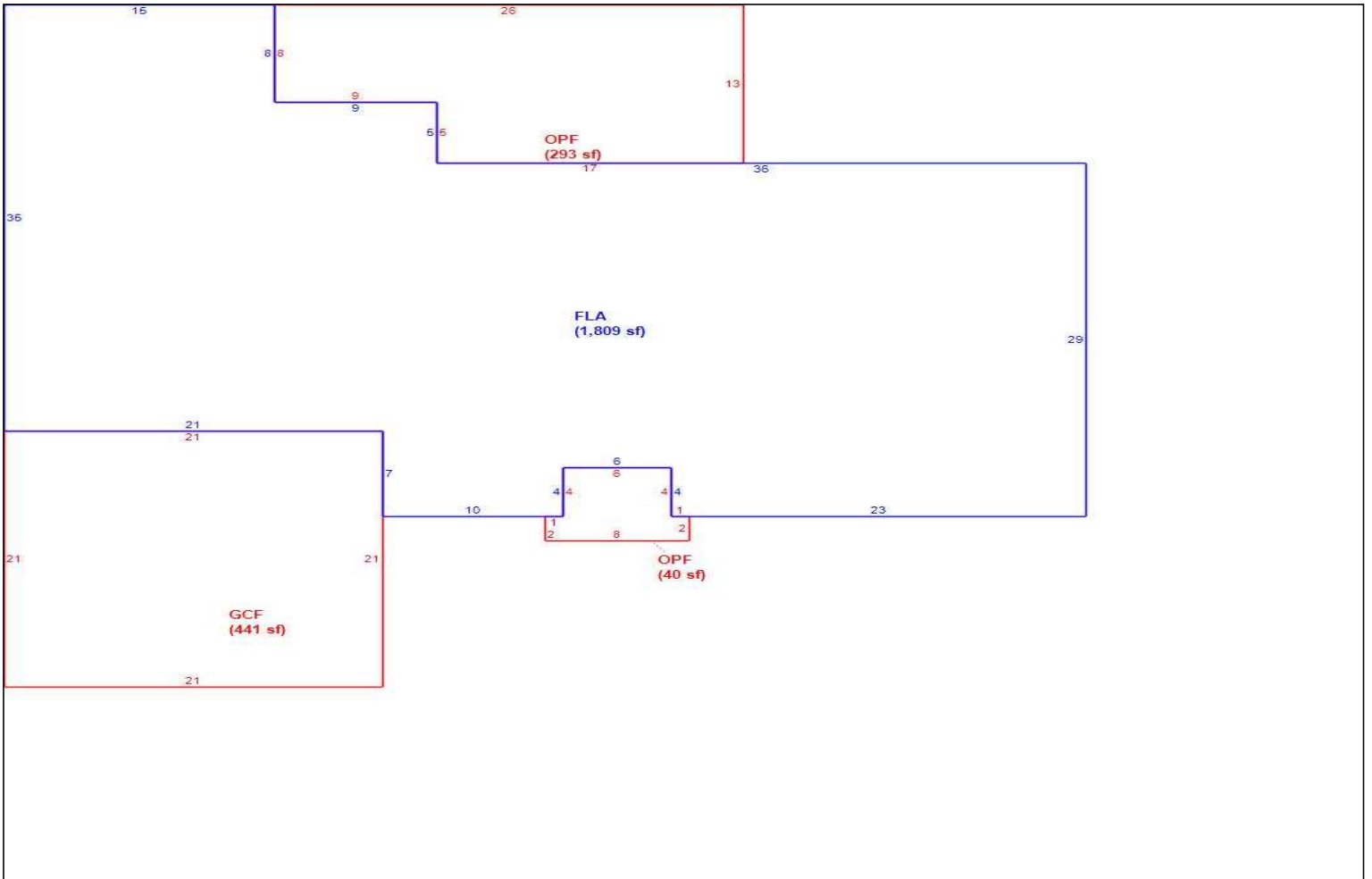
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	407 GENTLE BREEZE DR	
	MINNEOLA	FL 34715
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 QUAIL VALLEY PHASE II PB 47 PG 1-4 LOT 104 ORB 4554 PG 555 ORB 5025 PG 1989

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	0103	0	0		1.00 LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250		
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 263,160 Deprec Bldg Value 255,265 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,809	1,809	1809	Effective Area	1809	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	118.23	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	333	0	Building RCN	263,160	Wall Type	01	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,809	2,583	1,809	Building RCNLD	255,265				

Alternate Key 3811297  
 Parcel ID 07-22-26-1705-000-10400

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

2024-0593 Subject  
 PRC Run: 12/9/2024 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
2005	123-04-02BEP	01-29-2004	07-13-2004	122,668	0000	SFR 3BED 2BA		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4272	2246	01-16-2013	CT	U	U	I	111,500			
	2605	1378	06-24-2004	WD	Q	Q	I	176,600			
	2400	0273	08-27-2003	WD	U	M	V	1			
<b>Total</b>											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
131,250	255,265	0	386,515	90725	295790	0.00	295790	386515	275,351

\*\*\*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 3797278  
 Parcel ID 07-22-26-1700-000-00500

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

2024-0593 Comp 1  
 PRC Run: 12/9/2024 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	
2010	VALU	01-01-2009	05-13-2010	1	0000	CK VAL FOR OWNER AND ALL OF SUB	03-30-2010		
2007	193-06-05	04-12-2006	12-01-2006	17,500	0000	ADDN	12-01-2006		
2004	202-03-03B	03-26-2003	10-16-2003	123,928	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023012914	6088	0679	01-31-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000
	2389	0860	08-15-2003	WD	Q	Q	I	162,800	059	ADDITIONAL HOMESTEAD	2024	25000
	2341	2452	06-13-2003	WD	U	M	V	352,000				
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	
131,250	267,587	0	398,837	0	213507	50,000.00	163507	188507	285,358	

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Alternate Key 3811301  
Parcel ID 07-22-26-1705-000-10800

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

2024-0593 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

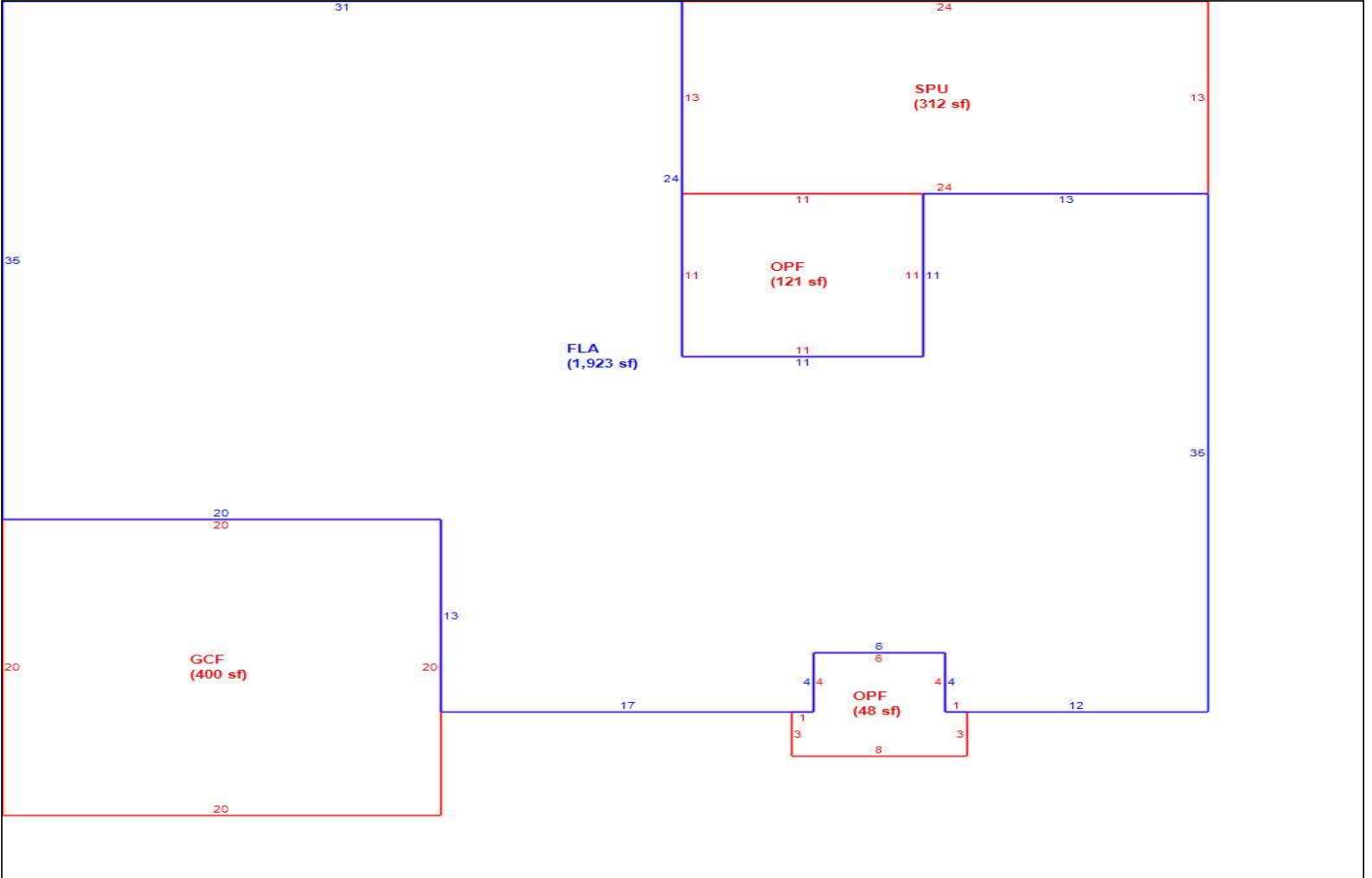
Current Owner		
BAILEY THOMAS J & HEATHER		
423 GENTLE BREEZE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 423 GENTLE BREEZE DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
QUAIL VALLEY PHASE II PB 47 PG 1-4 LOT 108 ORB 6128 PG 1540

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	0103	0	0		1.00 LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250		
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 287,589 Deprec Bldg Value 278,961 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	1,923	1,923	1923	2003	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		123.80	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	169	0		287,589	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	312	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,923	2,804	1,923		0	Roof Cover	3	Type AC	03
					Building RCNLD	278,961				

Alternate Key 3811301  
 Parcel ID 07-22-26-1705-000-10800

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

2024-0593 Comp 2  
 PRC Run: 12/9/2024 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	228-13-07	07-03-2013	12-19-2013	2,400	0002	ALUM SCR N PORCH	12-19-2013		
2007	0096-06-03	03-06-2006	12-07-2006	1,100	0000	PATIO	12-07-2006		
2004	510-03-08B	08-15-2003	03-19-2004	124,880	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023045983	6128	1540	04-14-2023	WD	Q	01	I	410,000				
	2562	2187	04-30-2004	WD	Q	Q	I	182,400				
	2400	0273	08-27-2003	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	
131,250	278,961	0	410,211	0	410211	0.00	410211	410211	294,758	

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Alternate Key 3815972  
Parcel ID 07-22-26-1710-000-18300

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

2024-0593 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

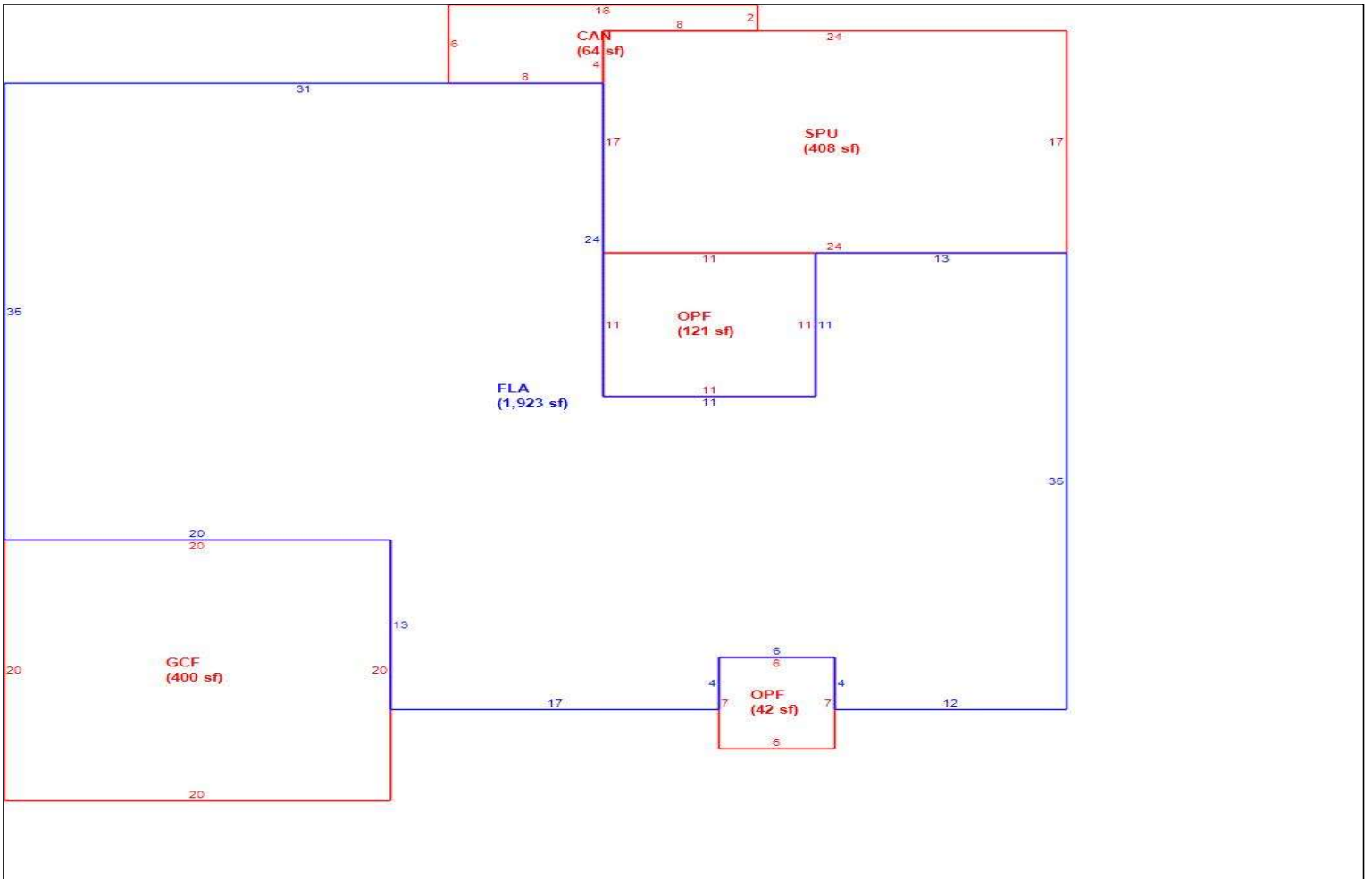
Current Owner		
COND RON JOHN R JR & LAURA DONALD		
129 GENTLE BREEZE DR		
MINNEOLA	FL	34715

Property Location		
Site Address 129 GENTLE BREEZE DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE III SUB LOT 183 PB 48 PG 71-72 ORB 6129 PG 2087

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	0103	0	0		1.00 LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250		
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 288,770 Deprec Bldg Value 280,107 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	4
FLA	FINISHED LIVING AREA	1,923	1,923	1923	Effective Area	1923	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	123.80	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	163	0	Building RCN	288,770	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	64	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	408	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,923	2,958	1,923	Building RCNLD	280,107				

Alternate Key 3815972  
 Parcel ID 07-22-26-1710-000-18300

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

2024-0593 Comp 3  
 PRC Run: 12/9/2024 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	
2014	342-13-09	09-24-2013	12-19-2013	7,811	0002	SCRN RM W/CONC SLAB	12-19-2013		
2013	SALE	01-01-2012	03-23-2013	1	0099	CHECK VALUES	02-01-2013		
2004	246-03-04B	04-07-2003	10-15-2003	124,880	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023047007	6129	2087	04-20-2023	WD	Q	01	I	439,000	039	HOMESTEAD	2024	25000
	4245	0146	11-21-2012	WD	Q	Q	I	144,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4206	0727	08-28-2012	CT	U	U	I	97,400				
	4127	2290	01-17-2012	CT	U	U	I	100				
	4120	2145	01-17-2012	CT	U	U	I	100				
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	
131,250	280,107	0	411,357	0	411357	50,000.00	361357	386357	295,761	

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