

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 387/594

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.

Petition # 2024-0601 County Lake	Tax year 2024 Date received 9./2.24
COMPLETED BY T	NEPENMONER
PART 1. Taxpayer Information	
Taxpayer name: INV_HOME; IH6 Property Florida, LP	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address 0822260010-000-01800 or TPP account # 742 Woods Landing Dr
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible	e, I prefer to receive information by 🗹 email 🔲 fax.
I am filing this petition after the petition deadline. I have attac documents that support my statement.	ched a statement of the reasons I filed late and any
I will not attend the hearing but would like my evidence conside your evidence to the value adjustment board clerk. Florida law a evidence. The VAB or special magistrate ruling will occur under	allows the property appraiser to cross examine or object to your er the same statutory guidelines as if you were present.)
Type of Property Res. 1-4 units Industrial and miscellaneou Commercial Res. 5+ units Agricultural or classified use	Us High-water recharge Historic, commercial or nonprofit Vacant lots and acreage Business machinery, equipment
PART 2. Reason for Petition Check one. If more than	n one, file a separate petition.
 Real property value (check one) decrease increase Denial of classification Parent/grandparent reduction Property was not substantially complete on January 1 Tangible personal property value (You must have timely filed return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event 	ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)
Check here if this is a joint petition. Attach a list of units, pa determination that they are substantially similar. (s. 194.01)	1(3)(e), (f), and (g), F.S.)
by the requested time. For single joint petitions for multiple ur group.	ur case. Most hearings take 15 minutes. The VAB is not bound hits, parcels, or accounts, provide the time needed for the entire
My witnesses or I will not be available to attend on specific	
You have the right to exchange evidence with the property appr evidence directly to the property appraiser at least 15 days befo appraiser's evidence. At the hearing, you have the right to have	re the hearing and make a written request for the property witnesses sworn.
You have the right, regardless of whether you initiate the evider of your property record card containing information relevant to the information redacted. When the property appraiser receives the to you or notify you how to obtain it online.	he computation of your current assessment, with confidential
Your petition will not be complete until you pay the filing fee. Wh	en the VAB has reviewed and accepted it, they will assign

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.**

DAPT 3 Toypoyor Signature		
PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you ar without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acce collector.	zation for representation to this form.	
□ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated en representatives.		llowing licensed
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 47).
A Florida certified public accountant licensed under Cha		ber).
I understand that written authorization from the taxpayer is appraiser or tax collector.		·,
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of f under s. 194.011(3)(h), Florida Statutes, and that I have re	iling this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	0/10/2024
Signature, representative	Print name	<u>9/10/2024</u> Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not	t listed in part 4 above.	· · · · · ·
☐ I am a compensated representative not acting as one of AND (check one)	•	yees listed in part 4 above
Attached is a power of attorney that conforms to the re taxpayer's authorized signature OR I the taxpayer's auth		
I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR I the tax	payer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #		2024-0601		Alternate K	ey: 3871594	Parcel II	D: 08-22-26-001	0-000-01800
Petitioner Name The Petitioner is:	Rober	t Peyton, Rya ecord 🗌 Taxı	n LLC payer's agent	Property Address		S LANDING DR NEOLA	Check if Mu	ltiple Parcels
Owner Name	IH6 PRC	PERTY FLO	RIDA LP	Value from TRIM Notice		e Board Actior Ited by Prop Appr		Board Action
1. Just Value, req	luired			\$ 395,18	31 \$	395,18	1	
2. Assessed or cl	assified use va	lue, *if appli	cable	\$ 338,69	90 \$	338,69	0	
3. Exempt value,	*enter "0" if no	ne		\$	-			
4. Taxable Value,	*required			\$ 338,69	90 \$	338,69	0	
*All values entered	d should be cour	nty taxable va	lues, School an	d other taxing	authority values	may differ.	•	
Last Sale Date		Pric			Arm's Length		BookF	Page
ITEM	Subj	ect	Compar	able #1	Compara	able #2	Compara	able #3
AK#	3871		3871		3871		38878	
Address	742 WOODS L MINNE		806 WOODS I MINNE		739 ARBOR P MINNE		1025 THUNDE MINNE	
Proximity			0.03	Viles	0.09 N	liles	0.28 Miles	
Sales Price			\$435,		\$436,0		\$465,000	
Cost of Sale			-15		-15		-159	
Time Adjust			0.80		3.60		1.60	
Adjusted Sale	<u> </u>		\$373,		\$386,2		\$402,6	
\$/SF FLA	\$181.61	per S⊦	\$171.52	1	\$185.19		\$198.27	
Sale Date Terms of Sale			10/30/	Distressed	3/22/2 √ Arm's Length	Distressed	8/16/2	Distressed
								_
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,176		2,176	0	2,086	4500	2,031	7250
Year Built	2010		2013		2013		2015	
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good		Good		Good		Good	
Baths	3.0		3.0		2.0	5000	2.0	5000
Garage/Carport	Yes		Yes		Yes		Yes	
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	None		None	_	None		None	
Site Size	Lot		Lot		Lot	+ +	Lot	
Location	Sub		Sub		Sub		Sub	
View	House		House		House		House	
			Net Adj. 0.0%	0	Net Adj. 2.5%	9500	Net Adj. 3.0%	12250
			Gross Adj. 0.0%		Gross Adj. 2.5%	9500	Gross Adj. 3.0%	12250
Adj. Sales Price	Market Value	\$395,181	Adj Market Value	\$373,230	Adj Market Value	\$395,796	Adj Market Value	\$414,940
Raj. Guies i nice	Value per SF	181.61						

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.

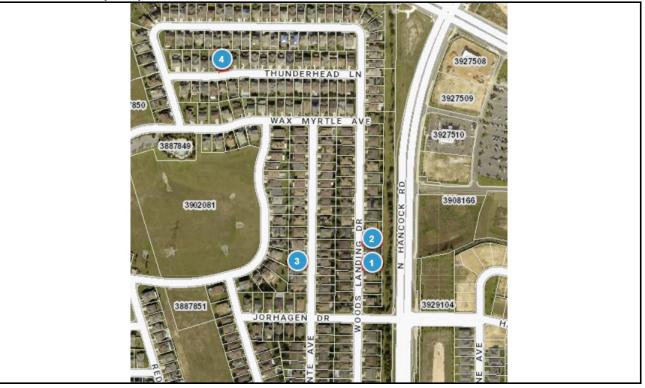
- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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.

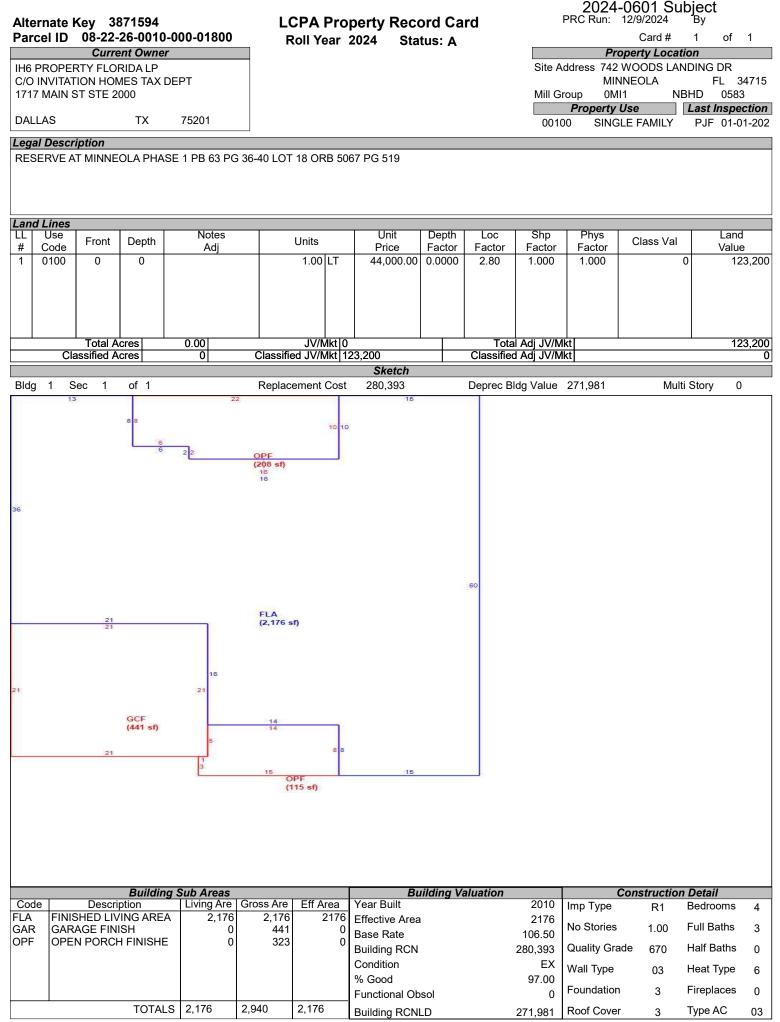
DEPUTY:

DATE

2024-0601Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
4	Subject	3871594	742 WOODS LANDING DR	, , ,
1	Subject	307 1394	MINNEOLA	-
2	Comp 1	3871596	806 WOODS LANDING DR	
۲	Comp 1	507 1550	MINNEOLA	0.03
3	Comp 2	3871724	739 ARBOR POINTE AVE	
5		0011124	MINNEOLA	0.09
4	Comp 3	3887842	1025 THUNDERHEAD LN	
-	Comp 3	0001042	MINNEOLA	0.28
5				
6				
7				
				_
8				



271,981

0

395,181

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0601 Subject PRC Run: 12/9/2024 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					
						1		1						

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2011	301-09-11	01-01-2010	07-26-2010	274,526	0001	SFR 742 WOODS LANDING DR	07-26-2010						

			Sales Informa	ation						Exer	nptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	1	Year	Amount
2018017842	5067	0519	02-09-2018	WD	U	U	I	220,000					
2017049387	4940	2208	04-19-2017	WD	U	М	I	100					
2017051387	4943	0385	01-10-2017	QC	U	U	1	0					
	3940	1106	08-02-2010	WD	Q	Q	I	201,400					
											Total		0.00
	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												

338690

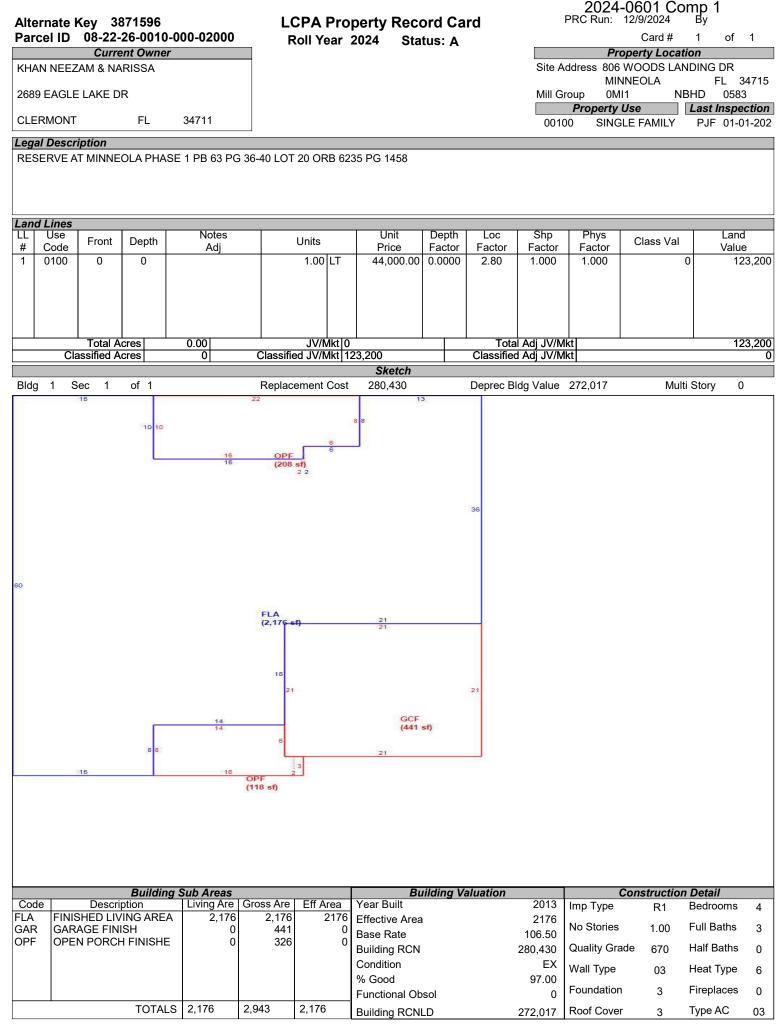
0.00

338690

395181

388.450

56491



272.017

0

395,217

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0601 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

	Miscellaneous Features													
Codo	*Only the first 10 records are reflected below Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
Code	Description	Units	Туре	Unit Price	rearBit	Ellect Yr	RUN	%G000	Apr value					

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2014	255-12-10	01-04-2013	10-30-2013	313,341	0001	SFR FOR 2014	10-31-2013						
2013	255-12-10	08-28-2012	01-04-2013	313,341	0001	SFR 4/3 866 WOODS LANDING DR	01-04-2012						

			Sales Informa	ation						Exen	nptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
2023133999 2017049387	6235 4940 4299	1458 2208 1632	10-30-2023 04-19-2017 03-22-2013	WD WD WD	Q U Q	01 M Q		435,000 100 209,000					
											Total		0.00
	Value Summary												
Land Value Blo	lg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	nt Co Tax Val	Sch Tax	Val Prev	ious Valu

395217

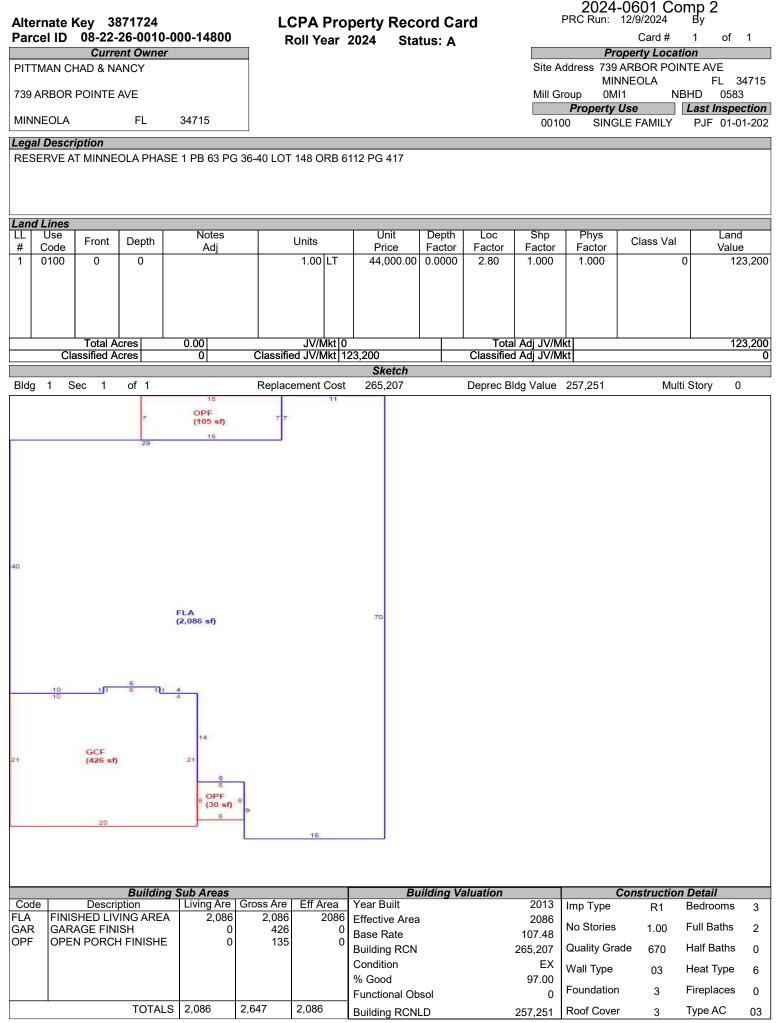
0.00

395217

395217

388.489

0



257,251

0

380,451

LCPA Property Record Card Roll Year 2024 Status: A

2024-0601 Comp 2 PRC Run: 12/9/2024 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					
								1						

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2014	199-13-06	06-07-2013	10-31-2013	168,000	0001	SFR	10-31-2013						
-													

			Sales Informa	Exemptions								
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023032717 2023013308 2017065703	6112 6088 4959 4405	0417 1785 2438 2066	03-22-2023 02-03-2023 06-12-2017 11-11-2013	WD PR WD WD		01 11 Q Q	 	436,000 100 263,000 218,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
									Total 50,000.			
Value Summary												
Land Value Bldd	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cntv Ex Amt Co Tax Val Sch Tax Val Previous Valu											

380451

50,000.00

330451

355451

372,506

0

		Key 38		-000-11800			erty Reco			2024-0601 Comp 3 PRC Run: 12/9/2024 By Card # 1 of 1							
rai	Cel ID		ent Owner			Roll Year 2024 Status: A						Card # 1 of 1 Property Location					
STE	RN ELL	IOTT AND	D JUDY ST	TERN						Site A	ddress 1025			34715			
102	5 THUNI	DERHEAD	D LN							Mill G			BHD 058	33			
MIN	NEOLA		FL	34715						001		E FAMILY	PJF 01-				
Lega	al Desci	ription															
RES	SERVE A	AT MINNE	OLA PHA	SES 2A, 2B & 20	C PB 65 PG 25-28	LOT 1	18 ORB 619	9 PG 968	3								
LL	d Lines Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Lar				
# 1	Code 0100	0	0	Adj	1.00 L	-	Price 44,000.00	Factor 0.0000	Factor 2.80	Factor 1.000	Factor 1.000		0 1	ue 23,20			
•	0100						44,000.00	0.0000	2.00	1.000	1.000						
	Cl	Total A assified A		0.00	JV/MI Classified JV/MI		200			i Adj JV/N I Adj JV/N			1	23,20			
Bldc	g 1 S	Sec 1	of 1		Replacement C	ost	Sketch 262,974		Deprec Bl	da Value	255 085	Mul	Multi Story 0				
Diag	,		26	1			202,014		Бергее Б	ug value	200,000	- IVIGI		0			
35	-11 -11	2	F	F 5 sf) 7 15 29		40											
	9	15	9 9 5 5 5	sf)	GCF (426 sf)	21											
Car		Decert		g Sub Areas				ilding V	aluation	2045		onstruction					
Cod FLA	FINI		ING ARE		2,031 20	031 E	ear Built ffective Area			2015 2031	Imp Type	R1	Bedrooms	Ũ			
GAR OPF	OPE	AGE FINI	ISH 1 FINISHE	0 E 0	426 135	0	ase Rate			108.08	No Stories	1.00	Full Baths	2			
SPU			RCH UNFI		263		uilding RCN ondition			262,974 EX	Quality Grad		Half Baths	-			
						%	Good			97.00	Wall Type	03	Heat Type				
			T O T :				unctional Ob			0	Foundation	3	Fireplaces				
			TOTAL	.S 2,031 2	2,855 2,031	B	uilding RCNI	D		255,085	Roof Cover	3	Type AC	0			

255,085

0

378,285

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0601 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											
		I	l	Puilding Do		1	1					

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date				
2016	158-15-04	04-08-2015	11-20-2015	3,629	0002	SCRN ENCL	11-20-2015					
2016	282-14-09	03-13-2015	11-20-2015	176,000	0001	SFR FOR 2016	11-20-2015					
2015	282-14-09	09-02-2014	03-13-2015	176,000	0001	SFR 1025 THUNDERHEAD LN	03-13-2015					

			Sales Informa	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Code Vac/Imp Sale Price		Code	Description		Year	Amount
2023103385 2021120048	6199 5784 4590	0968 0213 0512	08-16-2023 08-25-2021 02-19-2015	WD LE WD	Q U Q	01 11 Q	 	465,000 100 229,200					
											Total		0.00
Value Summary													
Land Value B	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu												

378285

0.00

378285

378285

370,301

0