



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3871594

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> 2024-0601	Alternate Key: 3871594	Parcel ID: 08-22-26-0010-000-01800	
<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> 742 WOODS LANDING DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> IH6 PROPERTY 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>	\$ 395,181	\$ 395,181	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 338,690	\$ 338,690	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 338,690	\$ 338,690	

\*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>	3871594	3871596	3871724	3887842
<b>Address</b>	742 WOODS LANDING DR MINNEOLA	806 WOODS LANDING DR MINNEOLA	739 ARBOR POINTE AVE MINNEOLA	1025 THUNDERHEAD LN MINNEOLA
<b>Proximity</b>		0.03 Miles	0.09 Miles	0.28 Miles
<b>Sales Price</b>		\$435,000	\$436,000	\$465,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	3.60%	1.60%
<b>Adjusted Sale</b>		\$373,230	\$386,296	\$402,690
<b>\$/SF FLA</b>	\$181.61 per SF	\$171.52 per SF	\$185.19 per SF	\$198.27 per SF
<b>Sale Date</b>		10/30/2023	3/22/2023	8/16/2023
<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>	2,176	2,176	0	2,086	4500	2,031	7250
<b>Year Built</b>	2010	2013		2013		2015	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	3.0	3.0		2.0	5000	2.0	5000
<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>	House	House		House		House	
		Net Adj. 0.0%	0	Net Adj. 2.5%	9500	Net Adj. 3.0%	12250
		Gross Adj. 0.0%	0	Gross Adj. 2.5%	9500	Gross Adj. 3.0%	12250
<b>Adj. Sales Price</b>	Market Value <b>\$395,181</b>	Adj Market Value	<b>\$373,230</b>	Adj Market Value	<b>\$395,796</b>	Adj Market Value	<b>\$414,940</b>
	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.

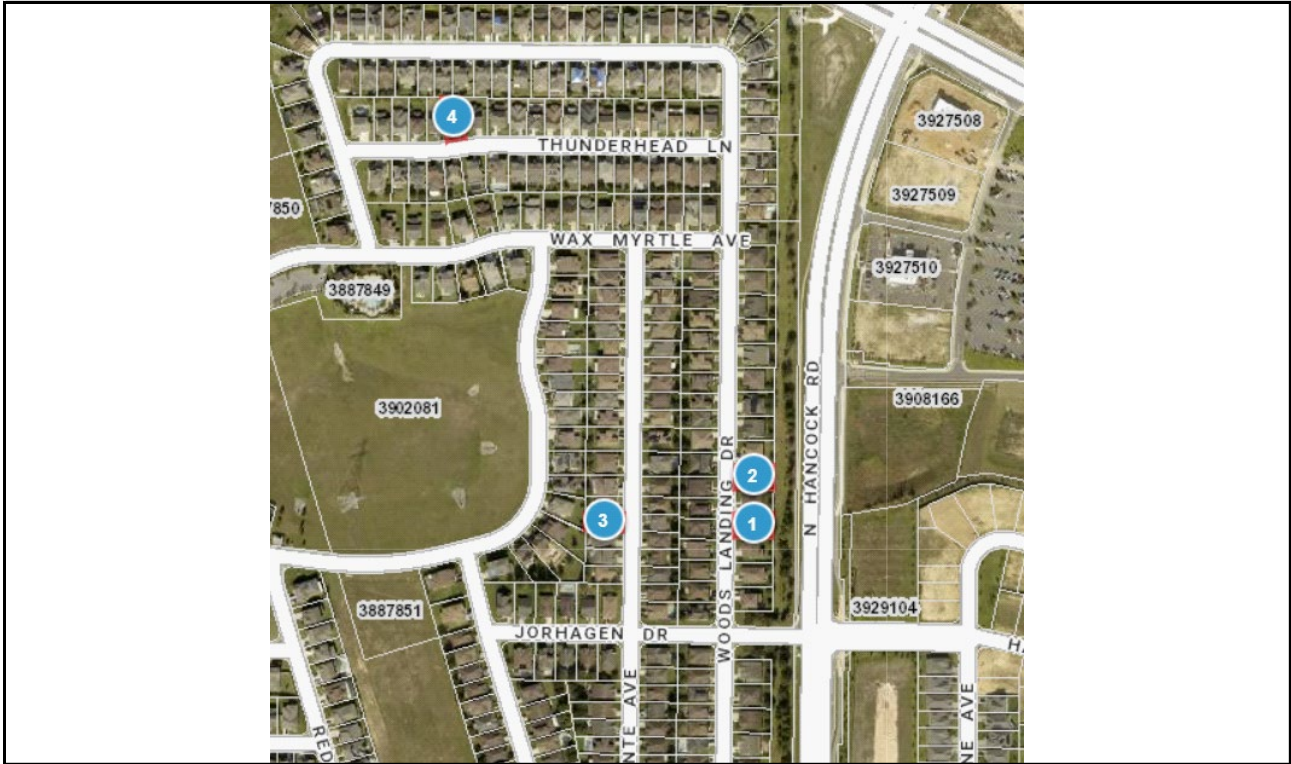
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0601 Comp Map**



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

Alternate Key 3871594  
 Parcel ID 08-22-26-0010-000-01800

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

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

Card # 1 of 1

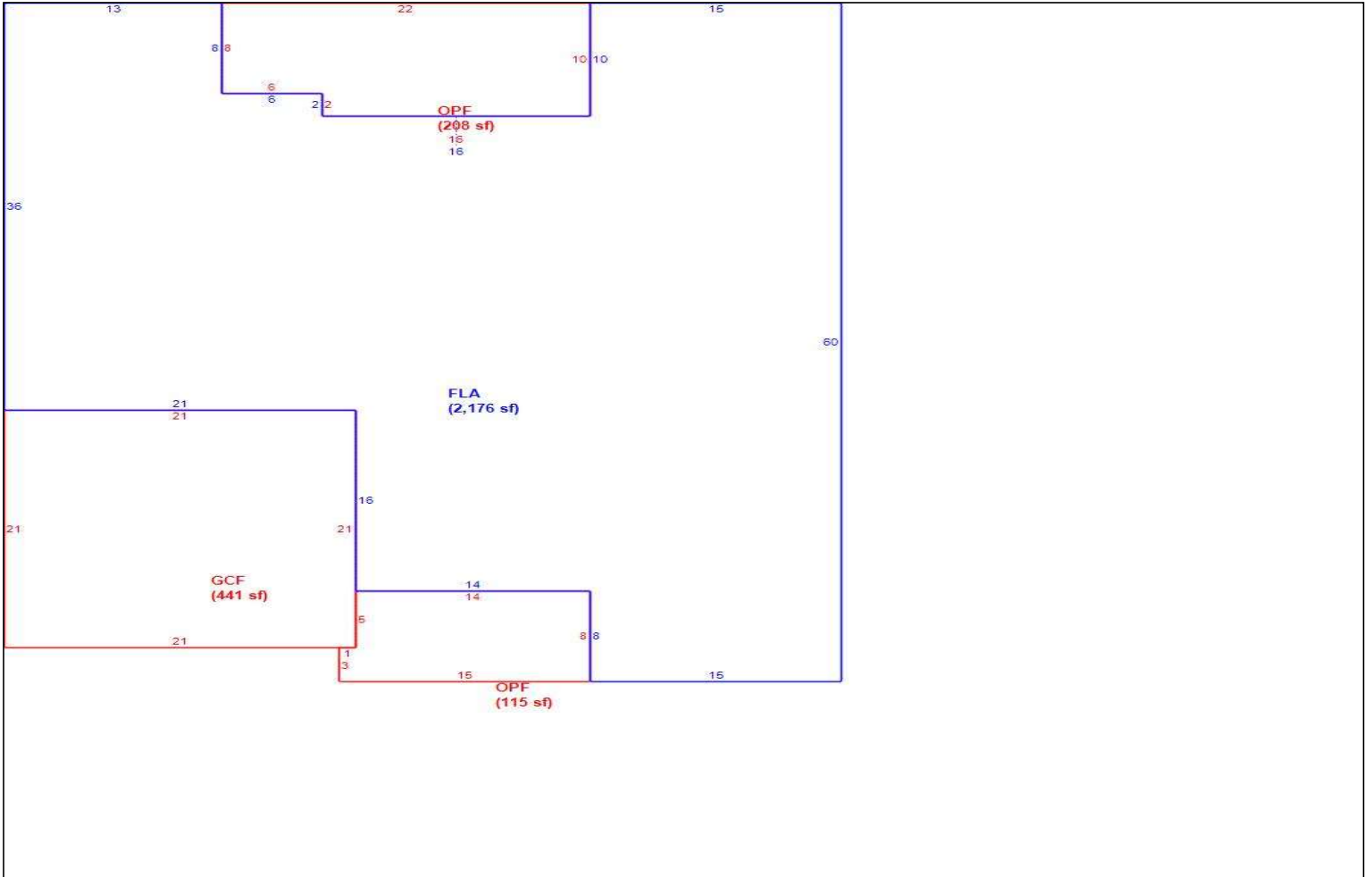
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 742 WOODS LANDING DR			
MINNEOLA		FL 34715	
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 18 ORB 5067 PG 519

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	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 280,393 Deprec Bldg Value 271,981 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	2,176	2,176	2176	2010	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	106.50	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	323	0	280,393	Wall Type	03	Heat Type	6
TOTALS		2,176	2,940	2,176	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					271,981				

Alternate Key 3871594  
 Parcel ID 08-22-26-0010-000-01800

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

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	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	
2011	301-09-11	01-01-2010	07-26-2010	274,526	0001	SFR 742 WOODS LANDING DR	07-26-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018017842	5067	0519	02-09-2018	WD	U	U	I	220,000				
2017049387	4940	2208	04-19-2017	WD	U	M	I	100				
2017051387	4943	0385	01-10-2017	QC	U	U	I	0				
	3940	1106	08-02-2010	WD	Q	Q	I	201,400				
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	
123,200	271,981	0	395,181	56491	338690	0.00	338690	395181	388,450	

\*\*\*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 3871596  
Parcel ID 08-22-26-0010-000-02000

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

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

Card # 1 of 1

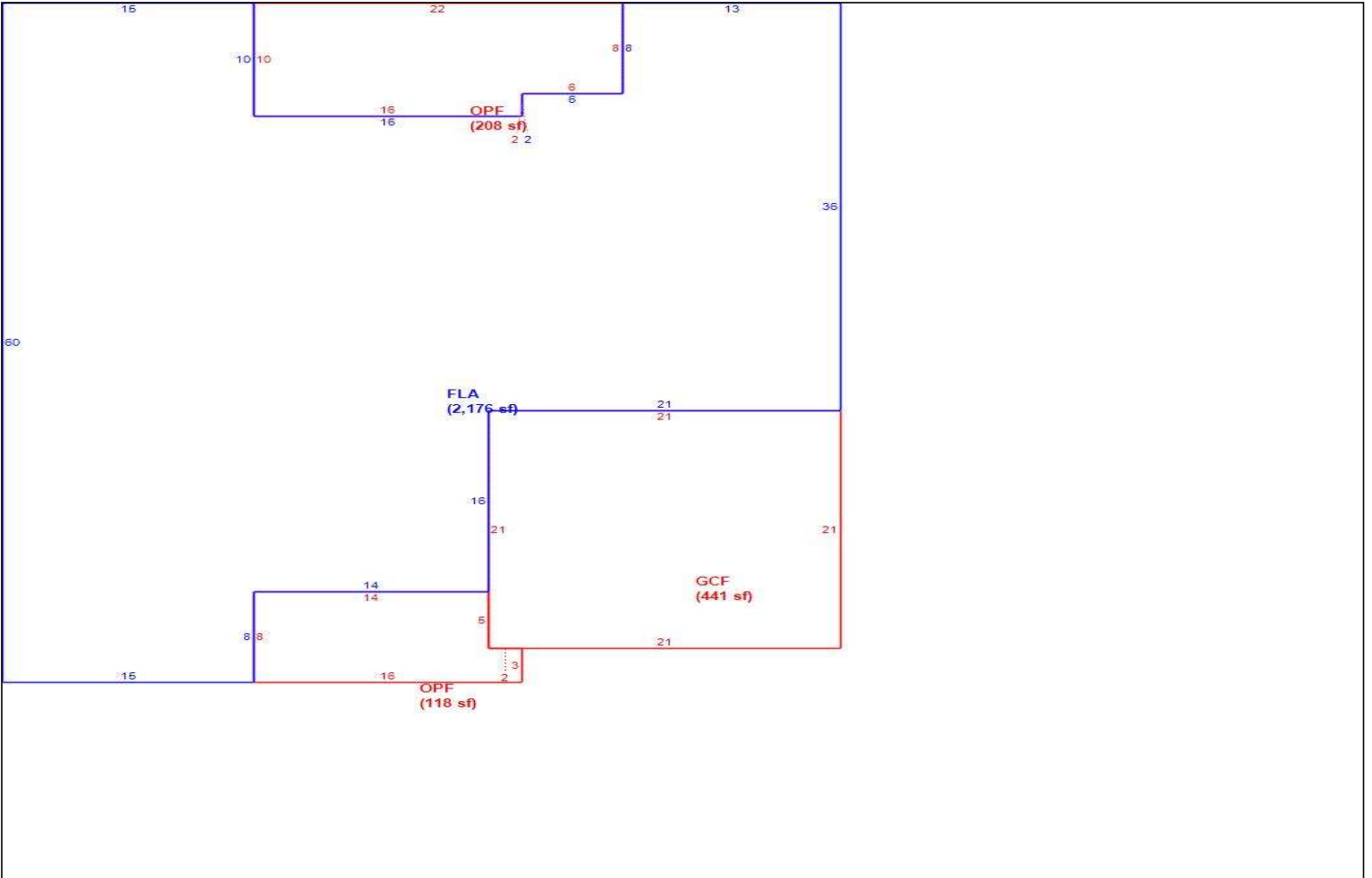
Current Owner		
KHAN NEEZAM & NARISSA		
2689 EAGLE LAKE DR		
CLERMONT	FL	34711

Property Location			
Site Address 806 WOODS LANDING DR			
MINNEOLA FL 34715			
Mill Group	0MI1	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 20 ORB 6235 PG 1458

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	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 280,430 Deprec Bldg Value 272,017 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,176	2,176	2176	2013	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	106.50	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	326	0	280,430	Wall Type	03	Heat Type	6
TOTALS		2,176	2,943	2,176	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					272,017				
					Building RCNLD				



Alternate Key 3871596  
 Parcel ID 08-22-26-0010-000-02000

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

2024-0601 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	
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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023133999	6235	1458	10-30-2023	WD	Q	01	I	435,000				
2017049387	4940	2208	04-19-2017	WD	U	M	I	100				
	4299	1632	03-22-2013	WD	Q	Q	I	209,000				
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	
123,200	272,017	0	395,217	0	395217	0.00	395217	395217	388,489	

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Alternate Key 3871724  
Parcel ID 08-22-26-0010-000-14800

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

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

Card # 1 of 1

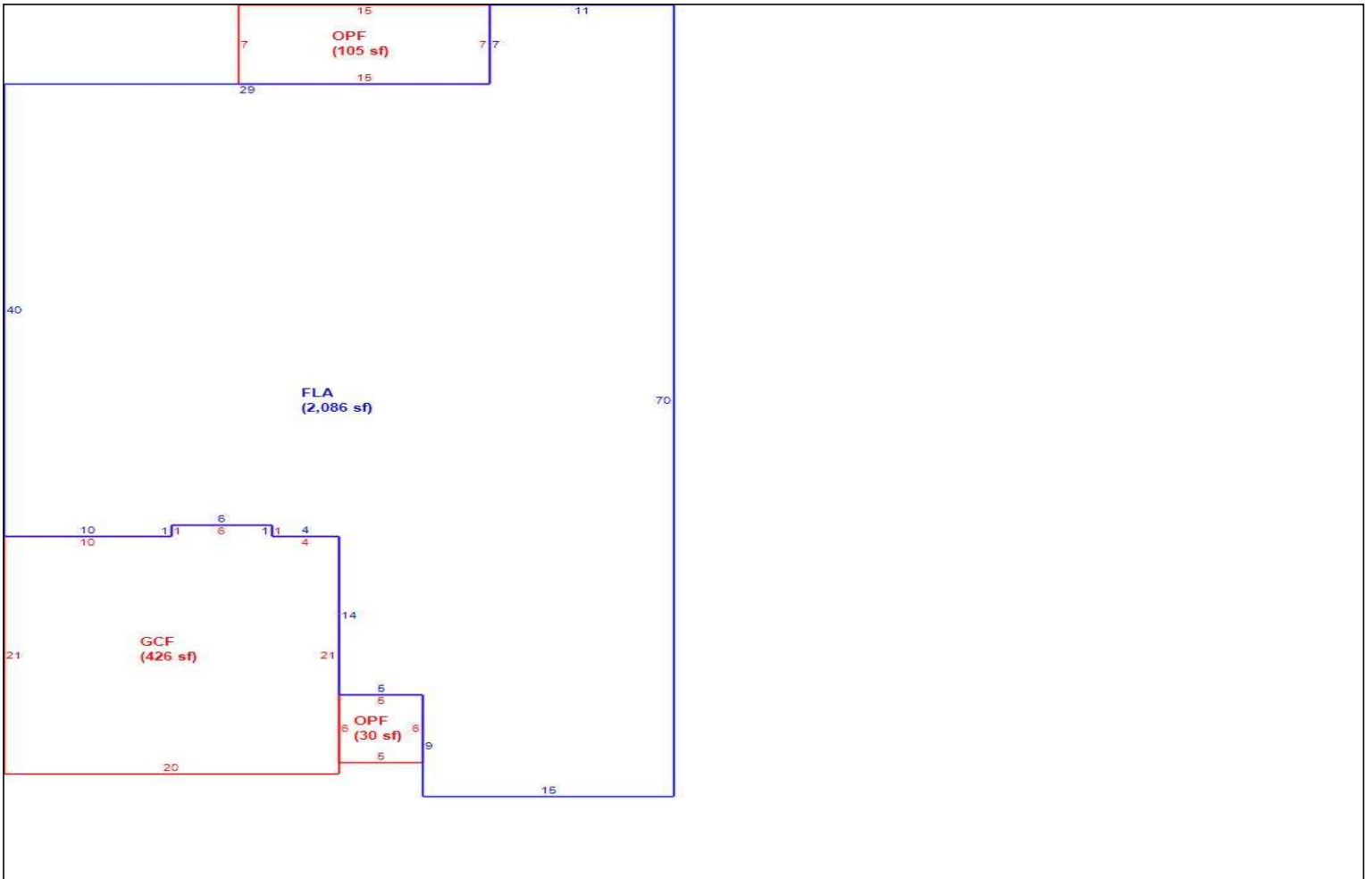
Current Owner		
PITTMAN CHAD & NANCY		
739 ARBOR POINTE AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 739 ARBOR POINTE AVE		
MINNEOLA FL 34715		
Mill Group	0MI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
RESERVE AT MINNEOLA PHASE 1 PB 63 PG 36-40 LOT 148 ORB 6112 PG 417

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	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 265,207
Deprec Bldg Value 257,251		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,086	2,086	2086	Effective Area	2086	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	426	0	Base Rate	107.48	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	135	0	Building RCN	265,207	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		2,086	2,647	2,086	Building RCNLD	257,251					

Alternate Key 3871724  
 Parcel ID 08-22-26-0010-000-14800

**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	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	199-13-06	06-07-2013	10-31-2013	168,000	0001	SFR	10-31-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023032717	6112	0417	03-22-2023	WD	Q	01	436,000	039	HOMESTEAD	2024	25000	
2023013308	6088	1785	02-03-2023	PR	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2017065703	4959	2438	06-12-2017	WD	Q	Q	263,000					
	4405	2066	11-11-2013	WD	Q	Q	218,300					
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	
123,200	257,251	0	380,451	0	380451	50,000.00	330451	355451	372,506	

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Alternate Key 3887842  
 Parcel ID 08-22-26-0015-000-11800

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

2024-0601 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

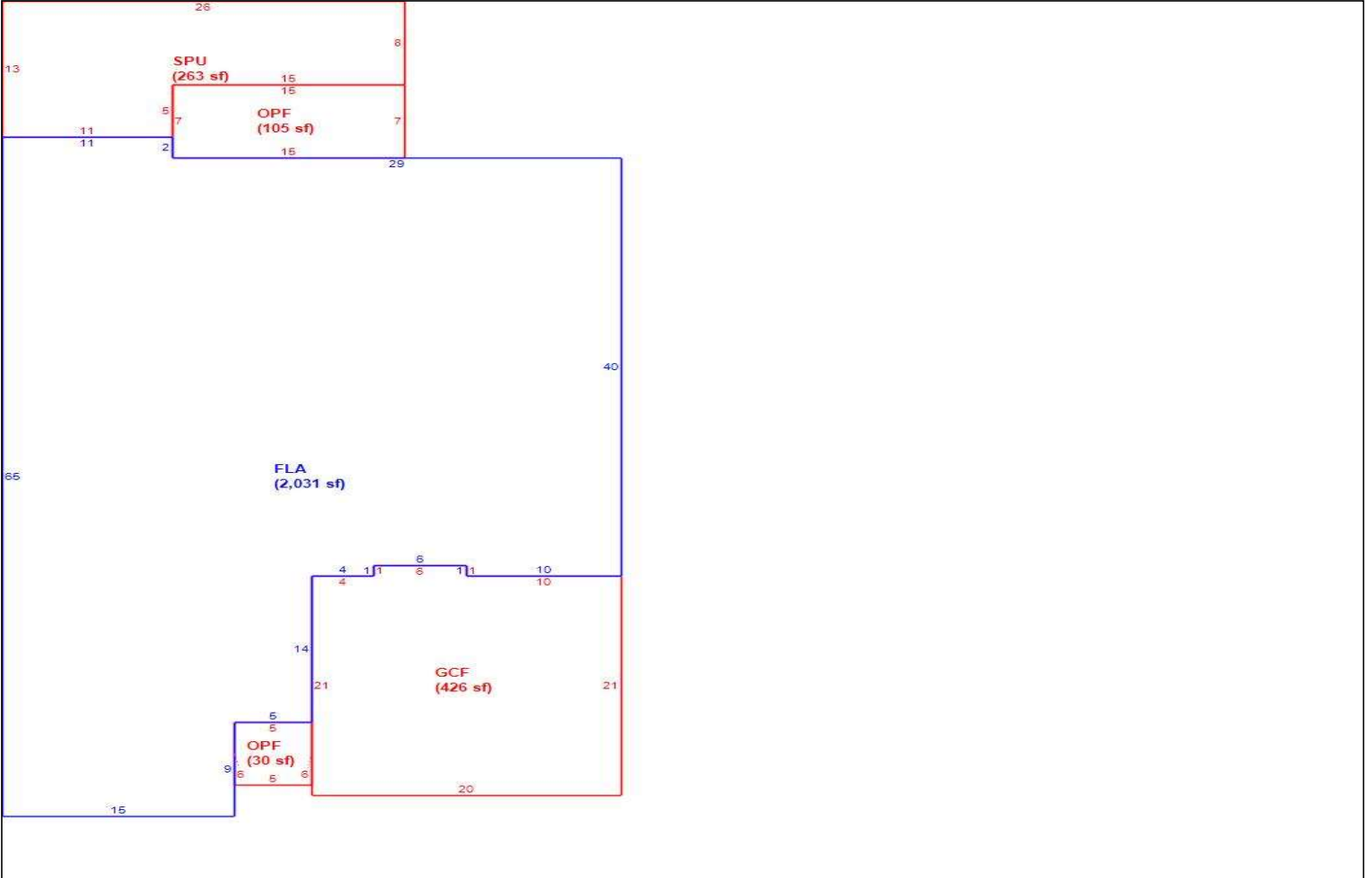
Current Owner		
STERN ELLIOTT AND JUDY STERN		
1025 THUNDERHEAD LN		
MINNEOLA	FL	34715

Property Location		
Site Address 1025 THUNDERHEAD LN		
MINNEOLA FL 34715		
Mill Group	OMI1	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
RESERVE AT MINNEOLA PHASES 2A, 2B & 2C PB 65 PG 25-28 LOT 118 ORB 6199 PG 968

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	44,000.00	0.0000	2.80	1.000	1.000	0	123,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		123,200		
Classified Acres		0		Classified JV/Mkt		123,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,974 Deprec Bldg Value 255,085 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,031	2,031	2031	Effective Area	2031	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	426	0	Base Rate	108.08	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0	Building RCN	262,974	Condition	EX	Wall Type	03
SPU	SCREEN PORCH UNFIN	0	263	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,031	2,855	2,031	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	255,085				

Alternate Key 3887842  
 Parcel ID 08-22-26-0015-000-11800

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

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023103385	6199	0968	08-16-2023	WD	Q	01	I	465,000				
2021120048	5784	0213	08-25-2021	LE	U	11	I	100				
	4590	0512	02-19-2015	WD	Q	Q	I	229,200				
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	
123,200	255,085	0	378,285	0	378285	0.00	378285	378285	370,301	

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