



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3823751

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 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> 2024-0608	Alternate Key: 3823751	Parcel ID: 08-22-26-0055-000-13100	
<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> 1037 WHITE BARK CT MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 354,795	\$ 354,795	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 289,250	\$ 289,250	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 289,250	\$ 289,250	

\*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>	3823751	3808043	3823722	3823758
<b>Address</b>	1037 WHITE BARK CT MINNEOLA	901 JAYHIL DR MINNEOLA	1214 JAYHIL DR MINNEOLA	1038 WHITE BARK CT MINNEOLA
<b>Proximity</b>		0.42 Miles	0.07 Miles	0.43 Miles
<b>Sales Price</b>		\$415,000	\$410,000	\$415,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	0.00%	0.80%
<b>Adjusted Sale</b>		\$361,050	\$348,500	\$356,070
<b>\$/SF FLA</b>	\$160.03 per SF	\$143.73 per SF	\$171.93 per SF	\$132.37 per SF
<b>Sale Date</b>		7/20/2023	12/11/2023	10/27/2023
<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>	2,217	2,512	-14750	2,027	9500	2,690	-23650
<b>Year Built</b>	2004	2003		2004		2004	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.1	-2500	2.0		2.1	-2500
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	Y	-20000	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. 4.8%	-17250	-Net Adj. 3.0%	-10500	-Net Adj. 7.3%	-26150
		Gross Adj. 4.8%	17250	Gross Adj. 8.5%	29500	Gross Adj. 7.3%	26150
<b>Adj. Sales Price</b>	Market Value <b>\$354,795</b>	Adj Market Value	<b>\$343,800</b>	Adj Market Value	<b>\$338,000</b>	Adj Market Value	<b>\$329,920</b>
	Value per SF 160.03						

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.

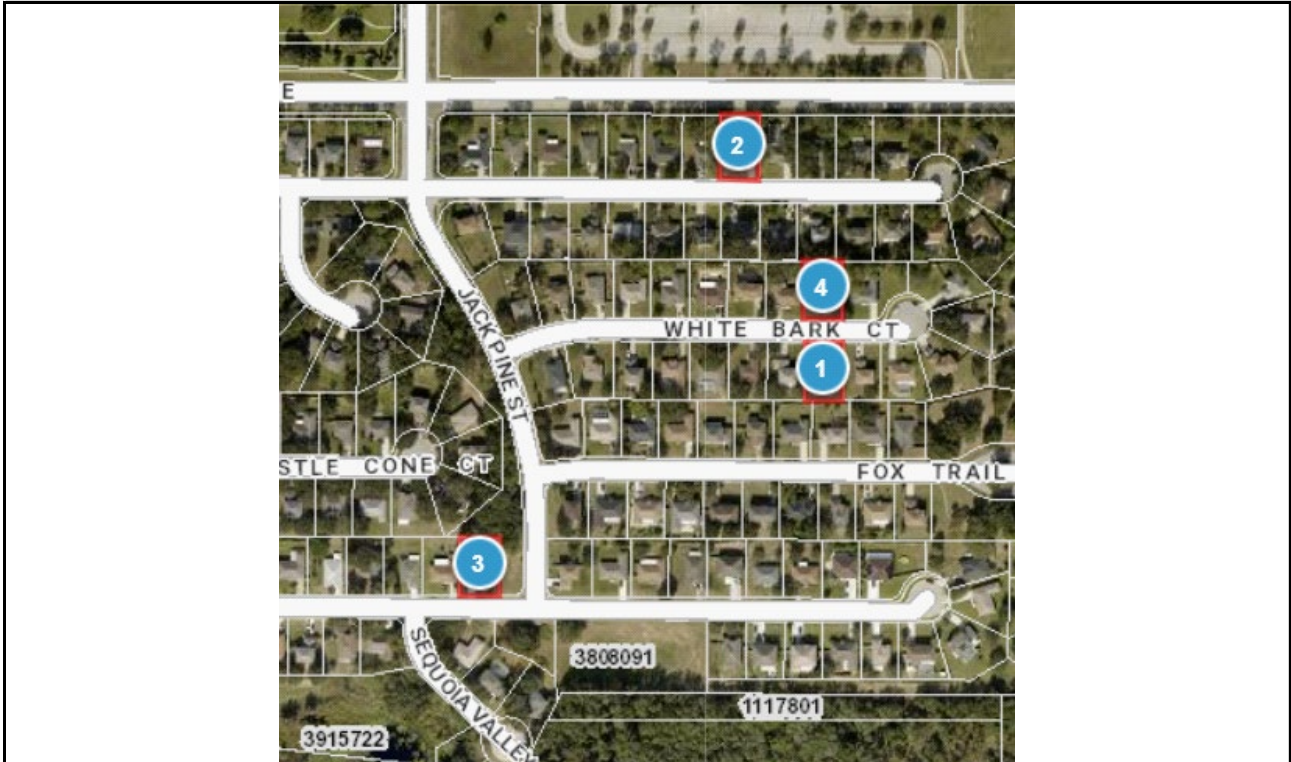
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

2024-0608 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3823758	1038 WHITE BARK CT MINNEOLA	0.43
2	Comp 2	3823722	1214 JAYHIL DR MINNEOLA	0.07
3	Comp 1	3808043	901 JAYHIL DR MINNEOLA	0.42
4	Subject	3823751	1037 WHITE BARK CT MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3823751  
 Parcel ID 08-22-26-0055-000-13100

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

2024-0608 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

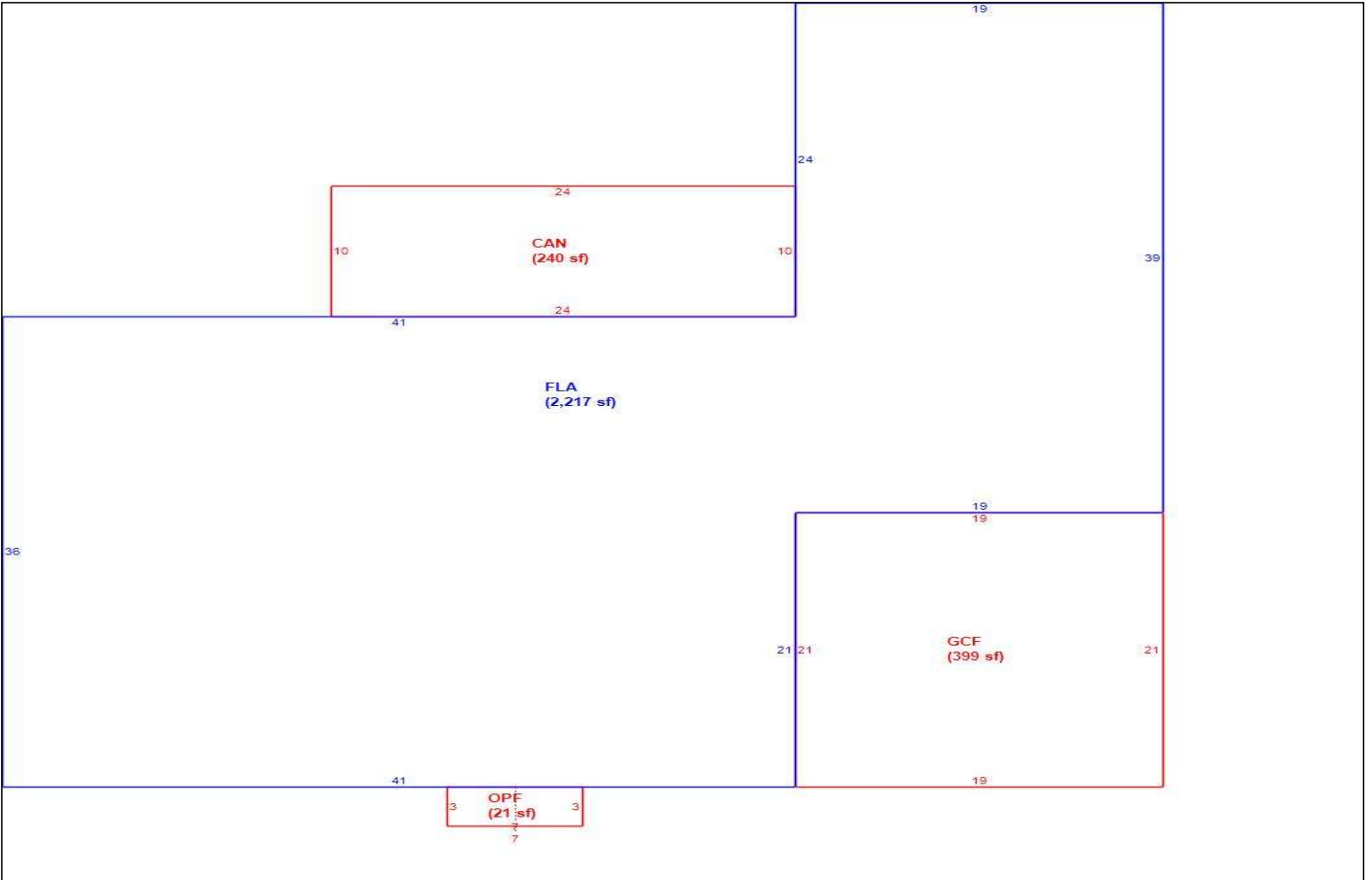
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	1037 WHITE BARK CT	
	MINNEOLA	FL 34715
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
PINE BLUFF PHASE II PB 50 PG 93-94 LOT 131 ORB 5196 PG 2004

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,046
		Deprec Bldg Value	266,795
		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	2,217	2,217	2217	Effective Area	2217	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	399	0	Base Rate	106.07	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	275,046	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	240	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,217	2,877	2,217	Building RCNLD	266,795					

Alternate Key 3823751  
 Parcel ID 08-22-26-0055-000-13100

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

2024-0608 Subject  
 PRC Run: 12/9/2024 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	
2014 2005	SALE 344-04-04B	01-01-2013 03-18-2004	06-03-2014 10-28-2004	1 171,374	0099 0000	CHECK VALUE SFR	01-09-2014		

<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
2018131942	5196	2004	11-07-2018	WD	U	M	I	100			
	4641	1131	06-11-2015	WD	U	M	I	100			
	4394	2025	10-03-2013	CT	U	U	I	144,500			
	2650	2454	08-26-2004	WD	Q	Q	I	147,800			
	2481	2313	12-31-2003	WD	U	M	V	1			
<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	
88,000	266,795	0	354,795	65545	289250	0.00	289250	354795	334,509	

\*\*\*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 3808043  
 Parcel ID 08-22-26-0050-000-05200

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

2024-0608 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

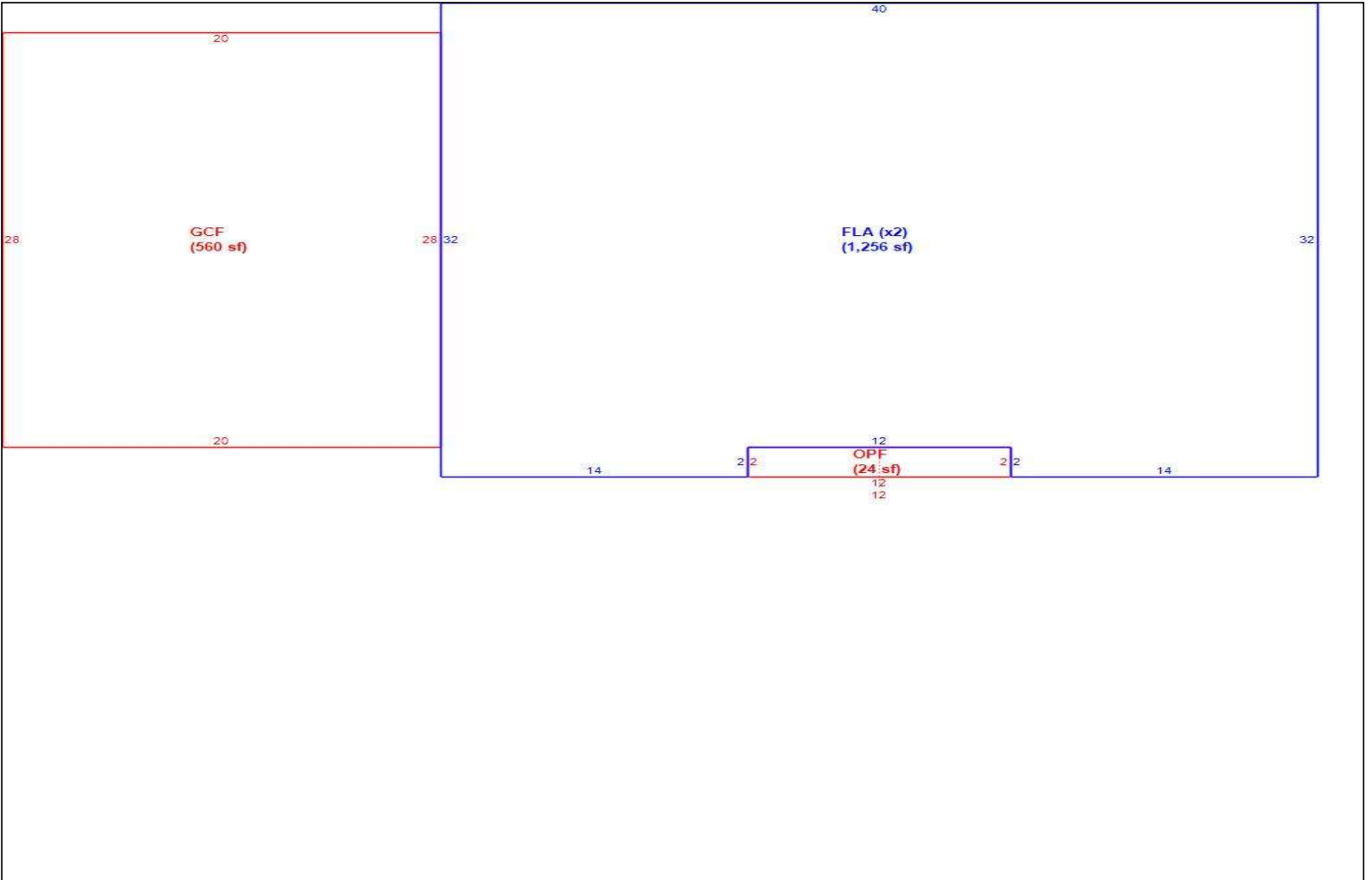
Current Owner		
RUPNARAIN MICHAEL & CHAVISHTI		
901 JAYHIL DR		
MINNEOLA	FL	34715

Property Location			
Site Address 901 JAYHIL DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, PINE BLUFF PHASE I SUB LOT 52 PB 46 PGS 55-58 ORB 6183 PG 55

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 287,259	Deprec Bldg Value 278,641	Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,512	2,512	2512	2003	2512	94.11	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	560	0	287,259	94.11	EX	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	24	0	EX	97.00	0	Wall Type	03	Heat Type	6
TOTALS		2,512	3,096	2,512	0	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	278,641		Roof Cover	3	Type AC	03



Alternate Key 3808043  
 Parcel ID 08-22-26-0050-000-05200

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

2024-0608 Comp 1  
 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	
2006 2004	SALE 346-03-06B	01-01-2005 05-22-2003	06-06-2006 02-03-2004	1 153,225	0000 0000	CHECK VALUES SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023090285	6183	0055	07-20-2023	WD	Q	01	415,000	039	HOMESTEAD	2024	25000
2021024344	5648	1283	02-04-2021	TR	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4146	0641	03-29-2012	WD	U	U	121,500				
	3036	0749	12-08-2005	WD	Q	Q	285,000				
	2463	1538	11-25-2003	WD	Q	Q	160,000				
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	
88,000	278,641	0	366,641	0	366641	50,000.00	316641	341641	308,083	

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Alternate Key 3823722  
Parcel ID 08-22-26-0055-000-10400

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

2024-0608 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

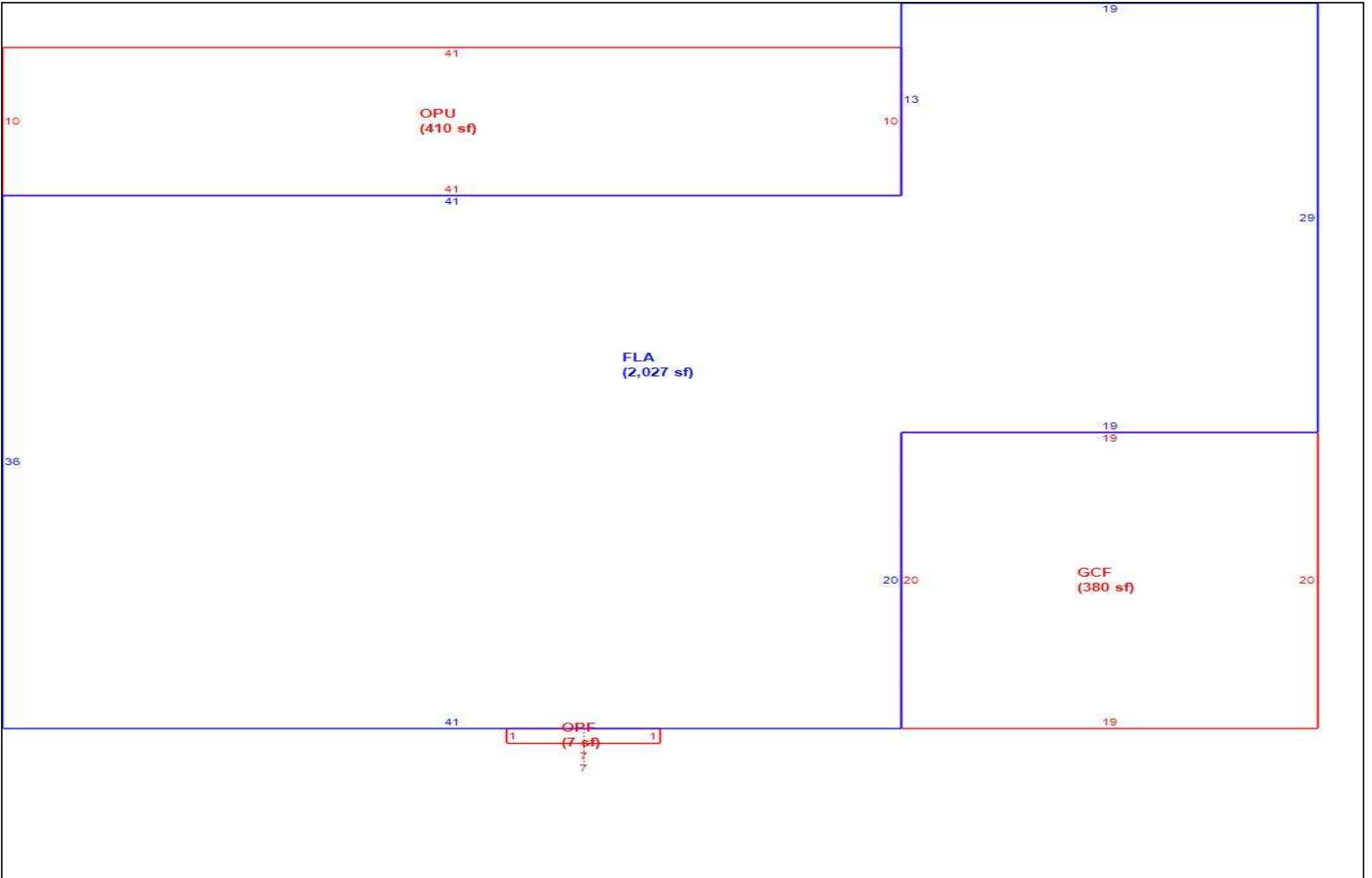
Current Owner			
PRYDE KYLE & KRISTEN			
1214 JAYHIL DR			
MINNEOLA	FL	34715	

Property Location			
Site Address 1214 JAYHIL DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
PINE BLUFF PHASE II PB 50 PG 93-94 LOT 104 ORB 6255 PG 1799

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 260,138
Deprec Bldg Value 252,334		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	2,027	2,027	2027	2004	2027	108.12	No Stories	1.00	3
GAR	GARAGE FINISH	0	380	0				Quality Grade	670	2
OPF	OPEN PORCH FINISHE	0	7	0				Wall Type	03	0
OPU	OPEN PORCH UNFINIS	0	410	0				Foundation	3	0
TOTALS		2,027	2,824	2,027				Roof Cover	3	03

Alternate Key 3823722  
 Parcel ID 08-22-26-0055-000-10400

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

2024-0608 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
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2006	2006	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	320.00	SF	5.38	2006	2006	1722.00	70.00	1,205
SEN2	SCREEN ENCLOSED STRUCTURE	1313.00	SF	3.50	2006	2006	4596.00	57.50	2,643

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	551-05-09	05-25-2006	01-04-2007	25,221	0000	POL C-NOTES	01-04-2007		
2007	0064-06-02	02-10-2006	01-04-2007	6,079	0000	SEN POOL	01-04-2007		
2006	551-05-09	09-12-2005	05-25-2006	25,221	0000	POOL			
2005	341-04-04B	03-18-2004	07-06-2004	166,613	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023150621	6255	1799	12-11-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000
2023130342	6231	0262	10-23-2023	WD	Q	01	I	378,400	059	ADDITIONAL HOMESTEAD	2024	25000
2016113412	4856	2093	10-31-2016	WD	Q	Q	I	225,000				
	2635	0929	07-29-2004	WD	Q	Q	I	145,200				
	2481	2310	12-31-2003	WD	U	M	V	1				
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
88,000	252,334	13,844	354,178	0	354178	50,000.00	304178	329178	353,244

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Alternate Key 3823758  
Parcel ID 08-22-26-0055-000-13800

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

2024-0608 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

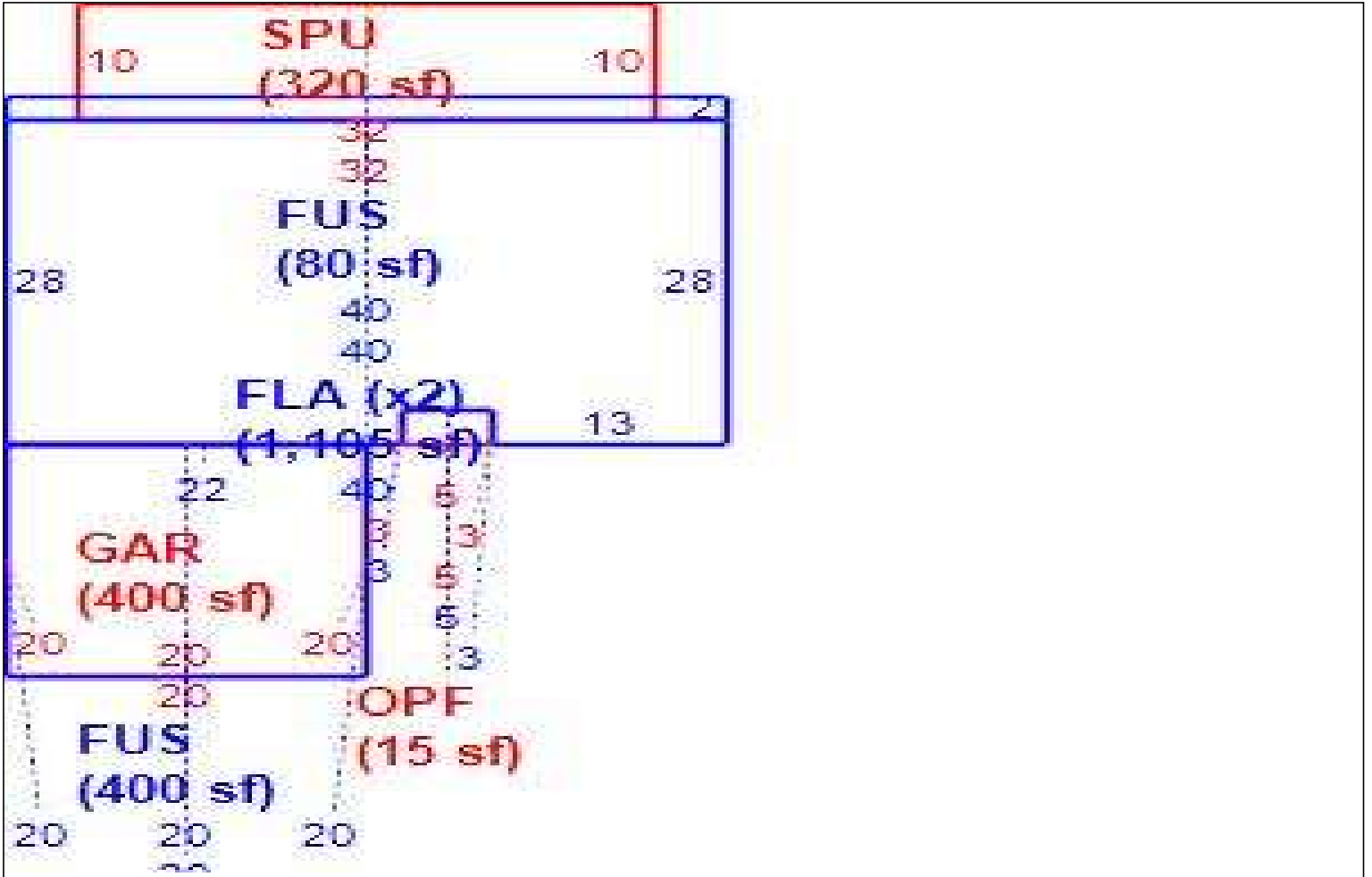
Current Owner		
LU LISA		
1038 WHITE BARK CT		
MINNEOLA	FL	34715

Property Location		
Site Address	1038 WHITE BARK CT	
	MINNEOLA	FL 34715
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
PINE BLUFF PHASE II PB 50 PG 93-94 LOT 138 ORB 6234 PG 1743

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	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 301,359
Deprec Bldg Value 292,318		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,210	2,210	2210	Effective Area	2690	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	480	480	480	Base Rate	93.42	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	400	0	Building RCN	301,359	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	15	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	320	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,690	3,425	2,690	Functional Obsol	0	Building RCNLD	292,318		

Alternate Key 3823758  
 Parcel ID 08-22-26-0055-000-13800

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

2024-0608 Comp 3  
 PRC Run: 12/9/2024 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	
2025	0113-24-01	02-06-2024		5,800	0002	REPL WINDOWS 3			
2005	343-04-04B	03-18-2004	10-29-2004	201,849	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
2023133413	6234	1743	10-27-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
	2685	0073	10-18-2004	WD	Q	Q	I	178,300	059	ADDITIONAL HOMESTEAD	2024	25000
	2481	2313	12-31-2003	WD	U	M	V	1				
<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	
88,000	292,318	0	380,318	0	380318	50,000.00	330318	355318	319,630	

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