



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3829576

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, Representative, Parcel ID, 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.



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0610	Alternate Key: 3829576	Parcel ID: 08-22-26-1700-000-47700
<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> 830 BREEZY LAKE WAY MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> IH3 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>	\$ 302,107	\$ 302,107
<b>2. Assessed or classified use value, *if applicable</b>	\$ 256,230	\$ 256,230
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 256,230	\$ 256,230

\*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>	3829576	3783439	3797421	3871711
<b>Address</b>	830 BREEZY LAKE WAY MINNEOLA	335 PEBBLE CT MINNEOLA	216 VALLEY EDGE DR MINNEOLA	915 ARBOR POINTE AVE MINNEOLA
<b>Proximity</b>		1.25 Miles	0.60 Miles	0.83 Miles
<b>Sales Price</b>		\$399,000	\$381,500	\$415,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	2.00%	3.20%
<b>Adjusted Sale</b>		\$347,130	\$331,905	\$366,030
<b>\$/SF FLA</b>	\$179.19 per SF	\$203.71 per SF	\$194.55 per SF	\$205.98 per SF
<b>Sale Date</b>		7/14/2023	7/5/2023	4/28/2023
<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>	1,686	1,704	-900	1,706	-1000	1,777	-4550
<b>Year Built</b>	2005	2000		2001		2013	
<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		3.1	-7500	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>	House	House		House		House	
		-Net Adj. 0.3%	-900	-Net Adj. 2.6%	-8500	-Net Adj. 1.2%	-4550
		Gross Adj. 0.3%	900	Gross Adj. 2.6%	8500	Gross Adj. 1.2%	4550
<b>Adj. Sales Price</b>	Market Value <b>\$302,107</b> Value per SF 179.19	Adj Market Value <b>\$346,230</b>		Adj Market Value <b>\$323,405</b>		Adj Market Value <b>\$361,480</b>	

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.

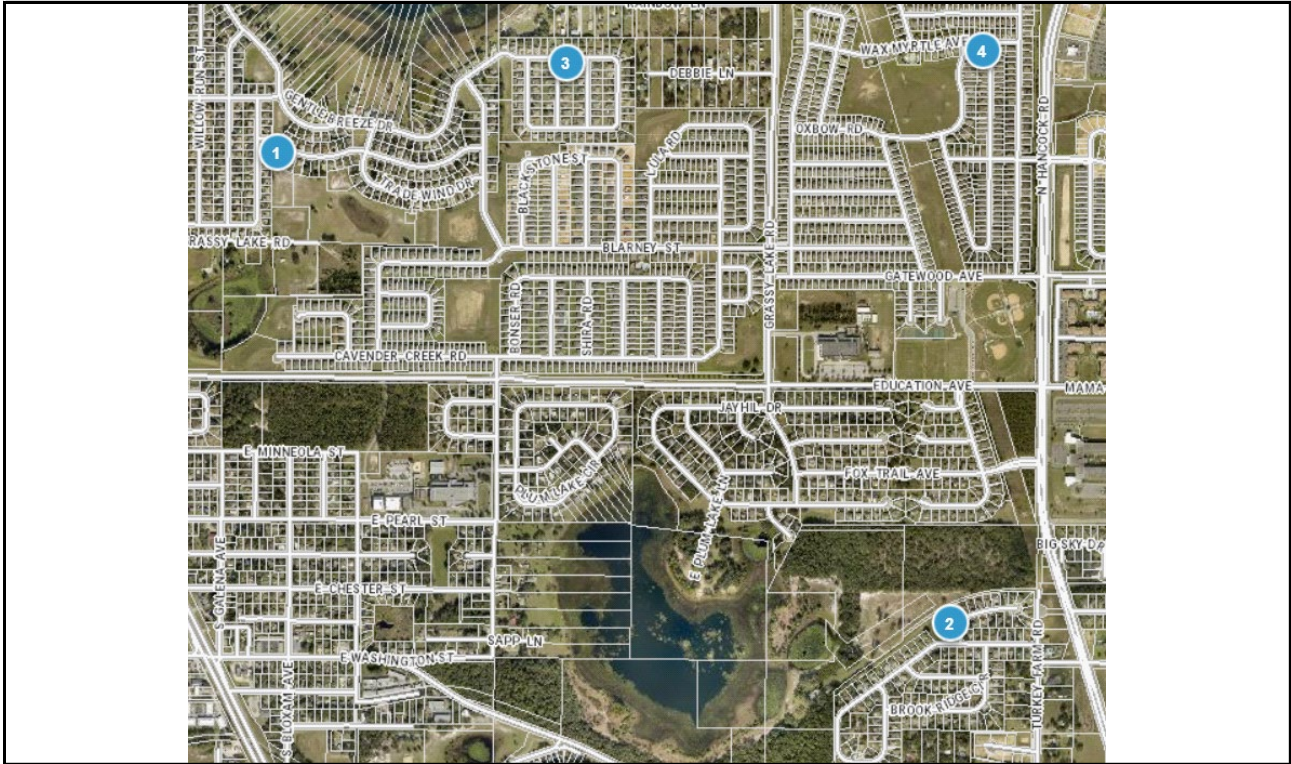
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** [REDACTED]

**DATE** [REDACTED]

**2024-0610 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3797421	216 VALLEY EDGE DR MINNEOLA	0.6
2	Comp 1	3783439	335 PEBBLE CT MINNEOLA	1.25
3	Subject	3829576	830 BREEZY LAKE WAY MINNEOLA	-
4	Comp 3	3871711	915 ARBOR POINTE AVE MINNEOLA	0.83
5				
6				
7				
8				

Alternate Key 3829576  
 Parcel ID 08-22-26-1700-000-47700

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

2024-0610 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

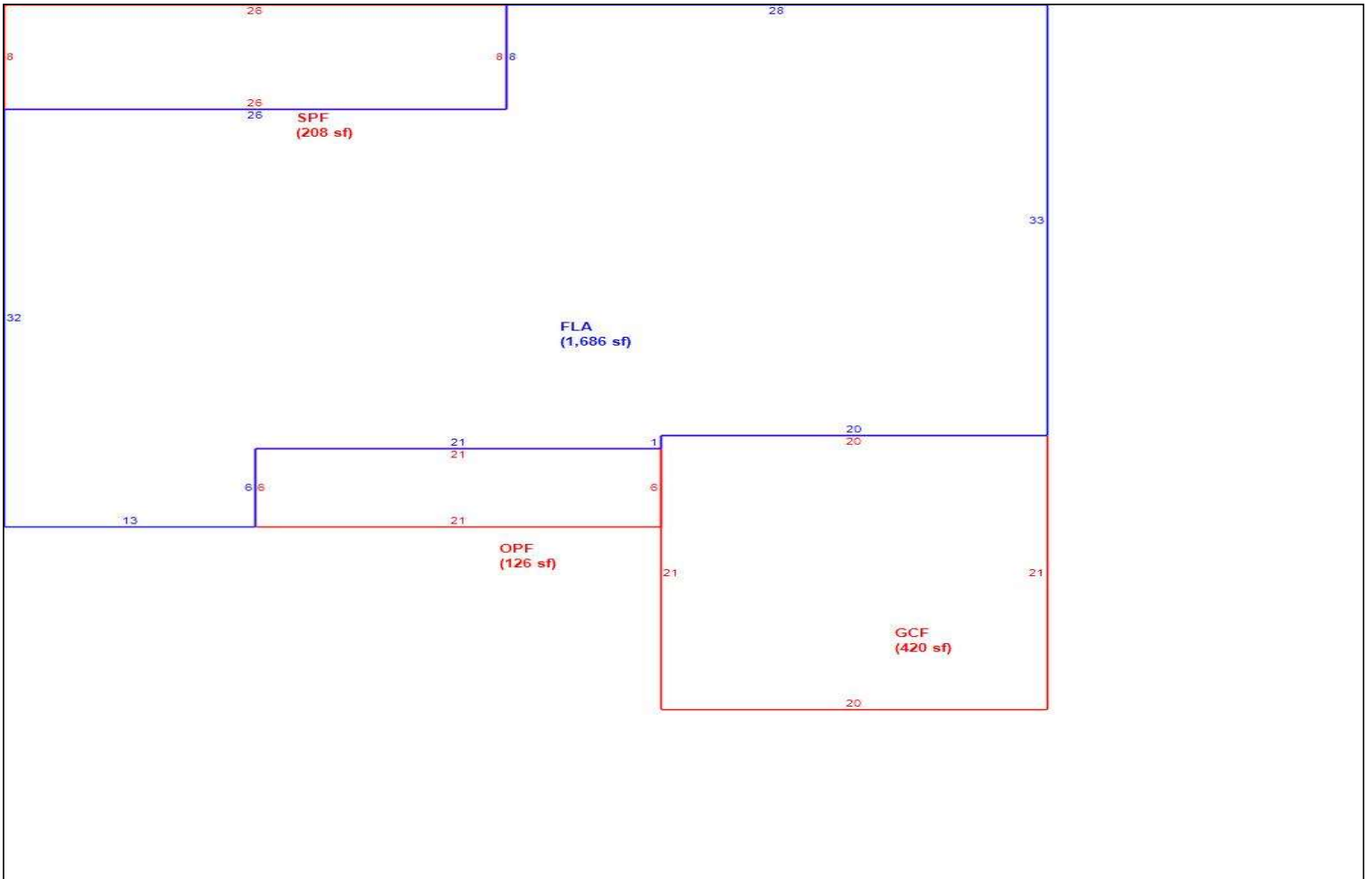
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 830 BREEZY LAKE WAY		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
QUAIL VALLEY EAST PB 52 PG 99-100 LOT 477 ORB 4407 PG 2394

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	1.15	1.000	1.000	0	50,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,600		
Classified Acres		0		Classified JV/Mkt		50,600		Classified Adj JV/Mkt		0		

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	259,286	Deprec Bldg Value	251,507	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	1,686	1,686	1686	Effective Area	1686	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	124.53	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0	Building RCN	259,286	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	208	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,686	2,440	1,686	Building RCNLD	251,507				

Alternate Key 3829576  
 Parcel ID 08-22-26-1700-000-47700

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

2024-0610 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2006	1082-04-12BE	01-01-2005	12-19-2005	116,032	0000	SFR 3/2 830 BREEZY LAKE WAY			

<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
	4407 2880	2394 1652	10-30-2013 06-29-2005	CT WD	U Q	U Q	I I	123,000 185,900				
Total											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	
50,600	251,507	0	302,107	45877	256230	0.00	256230	302107	241,478	

\*\*\*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 3783439  
 Parcel ID 17-22-26-0300-000-03100

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

2024-0610 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

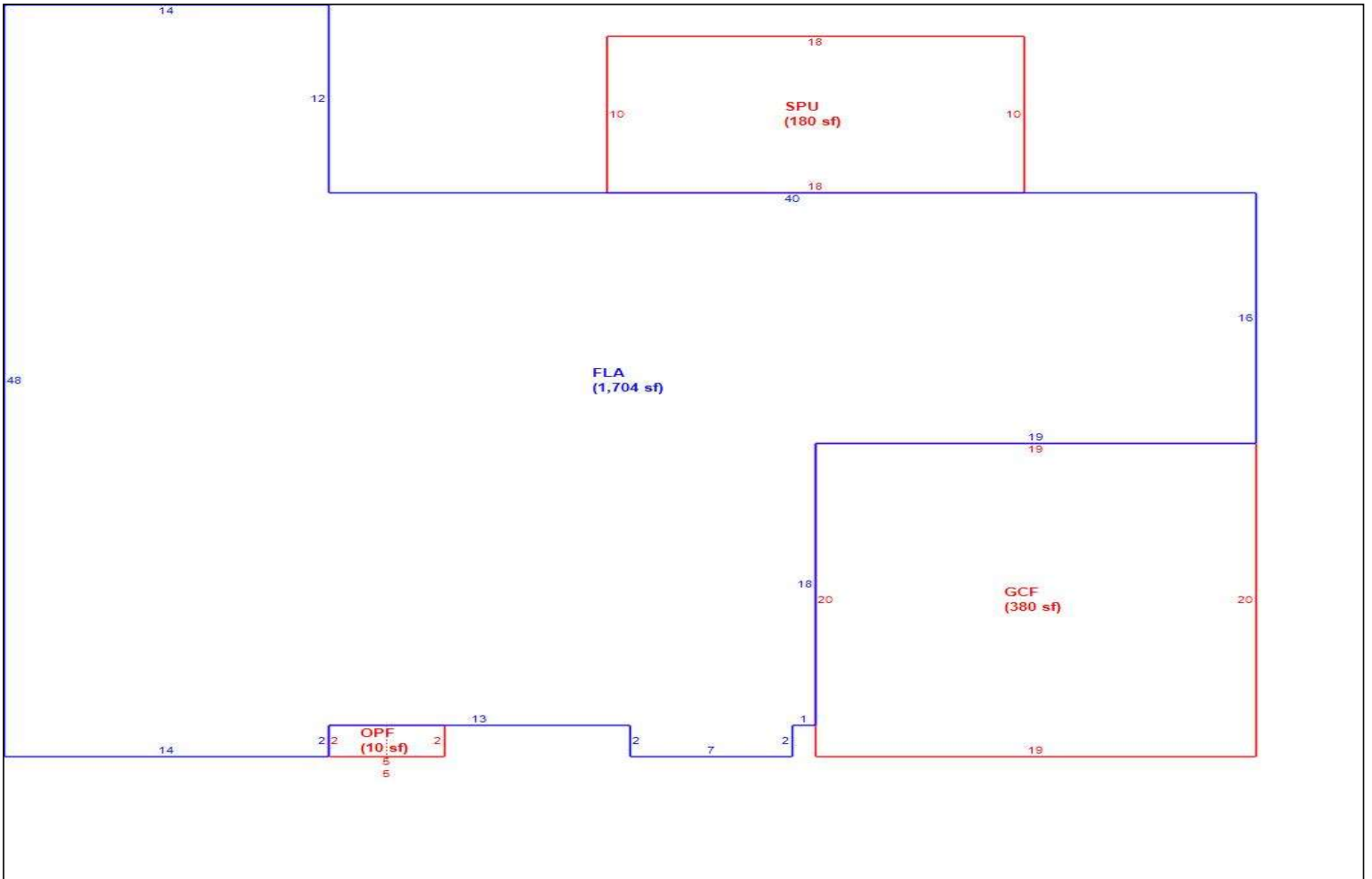
Current Owner		
FERMIN EDRIANA B & ROGERIO DE SOUZA		
335 PEBBLE CT		
MINNEOLA	FL	34715

Property Location			
Site Address 335 PEBBLE CT			
MINNEOLA		FL 34715	
Mill Group 00MI	NBHD 0583		
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 31 PB 40 PG 97-99 ORB 6186 PG 1355

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 273,392 Deprec Bldg Value 265,190 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	1,704	1,704	1704	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	132.51	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	273,392	Condition	EX	Wall Type	03
SPU	SCREEN PORCH UNFIN	0	180	0	0	% Good	97.00	Foundation	3
TOTALS		1,704	2,274	1,704	0	Functional Obsol	0	Fireplaces	0
					265,190	Building RCNLD	265,190	Roof Cover	3
								Type AC	03



Alternate Key 3783439  
 Parcel ID 17-22-26-0300-000-03100

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

2024-0610 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	
2020	SALE	01-01-2019	05-15-2020	1	0099	CHECK VALUE	05-15-2020		
2001	9980084	01-01-2000	08-16-2000	1	0000	SFR/335 PEBBLE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023092886	6186	1355	07-14-2023	WD	Q	01	I	399,000				
2019024451	5244	1028	02-22-2019	WD	Q	Q	I	236,000				
	1807	1948	03-23-2000	WD	Q	Q	I	100,200				
	1730	1465	06-18-1999	WD	U	M	V	134,000				
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	
88,000	265,190	0	353,190	0	353190	0.00	353190	353190	326,763	

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Alternate Key 3797421  
Parcel ID 07-22-26-1700-000-05800

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

2024-0610 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

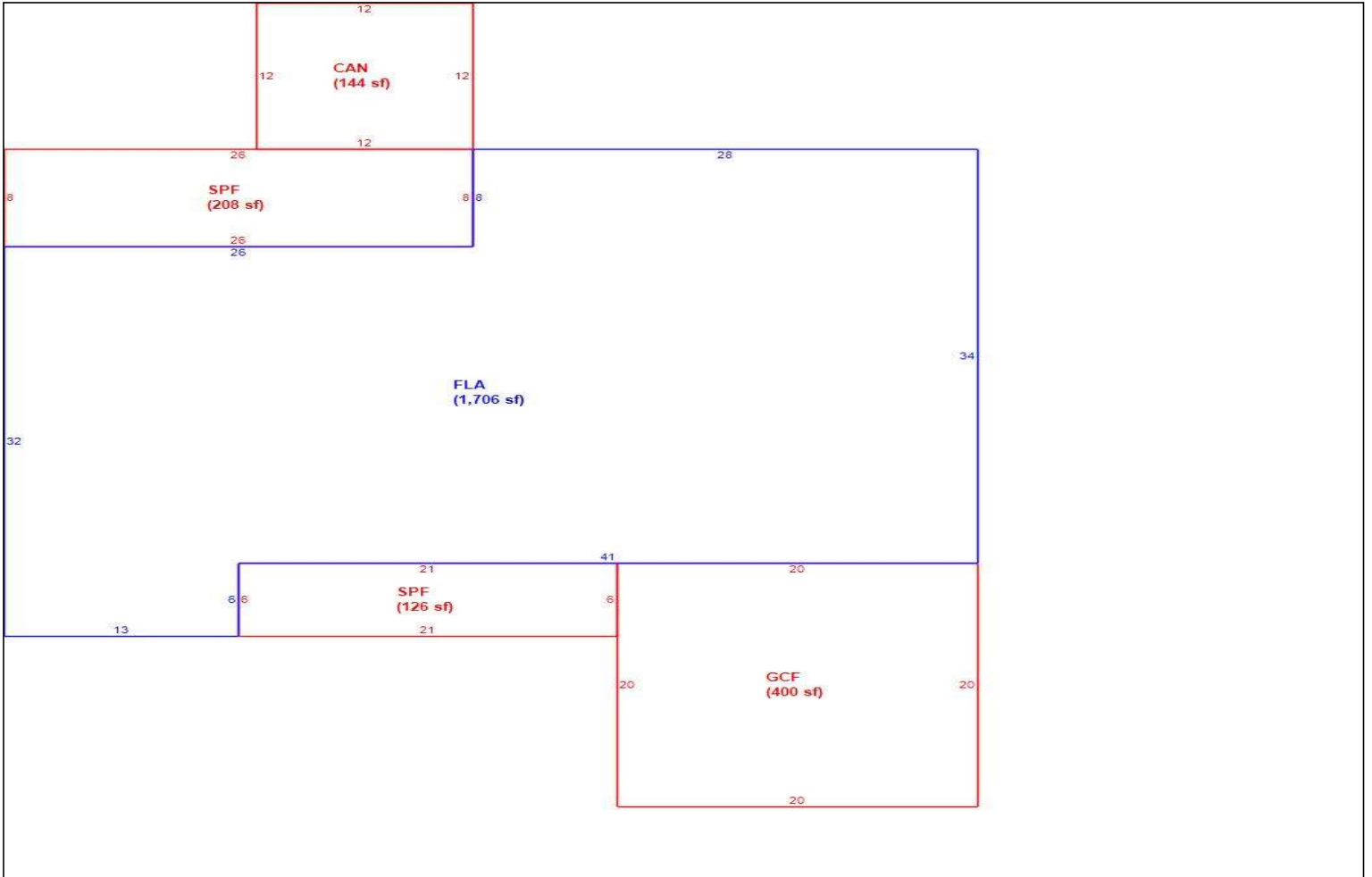
Current Owner		
BABIASZ JAMES & BRITTANY		
216 VALLEY EDGE DR		
MINNEOLA	FL	34715

Property Location		
Site Address 216 VALLEY EDGE 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 1 SUB LOT 58 PB 44 PG 36-38 ORB 6172 PG 1154

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,315
		Deprec Bldg Value 267,056	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	1,706	1,706	1706	2001	Effective Area	1706	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0		Base Rate	124.47	Quality Grade	690	Half Baths	1
PAT	PATIO UNCOVERED	0	144	0		Building RCN	275,315	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	334	0		Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
TOTALS		1,706	2,584	1,706		Building RCNLD	267,056	Roof Cover	3	Type AC	03

Alternate Key 3797421  
 Parcel ID 07-22-26-1700-000-05800

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

2024-0610 Comp 2  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2018	206-17-03	03-08-2017	04-06-2018	958	0002	REPL WINDOW	04-06-2018		

<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
2023081597	6172	1154	07-05-2023	WD	Q	01	I	381,500				
2023037004	6117	1317	03-28-2023	WD	U	37	I	323,000				
2022097629	5993	0939	07-13-2022	QC	U	11	I	100				
2016059542	4791	0346	06-03-2016	WD	U	U	I	180,000				
2016016660	4741	1783	01-19-2016	WD	U	U	I	168,000				
Total											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	
77,000	267,056	0	344,056	0	344056	0.00	344056	344056	281,991	

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Alternate Key 3871711  
 Parcel ID 08-22-26-0010-000-13500

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

2024-0610 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

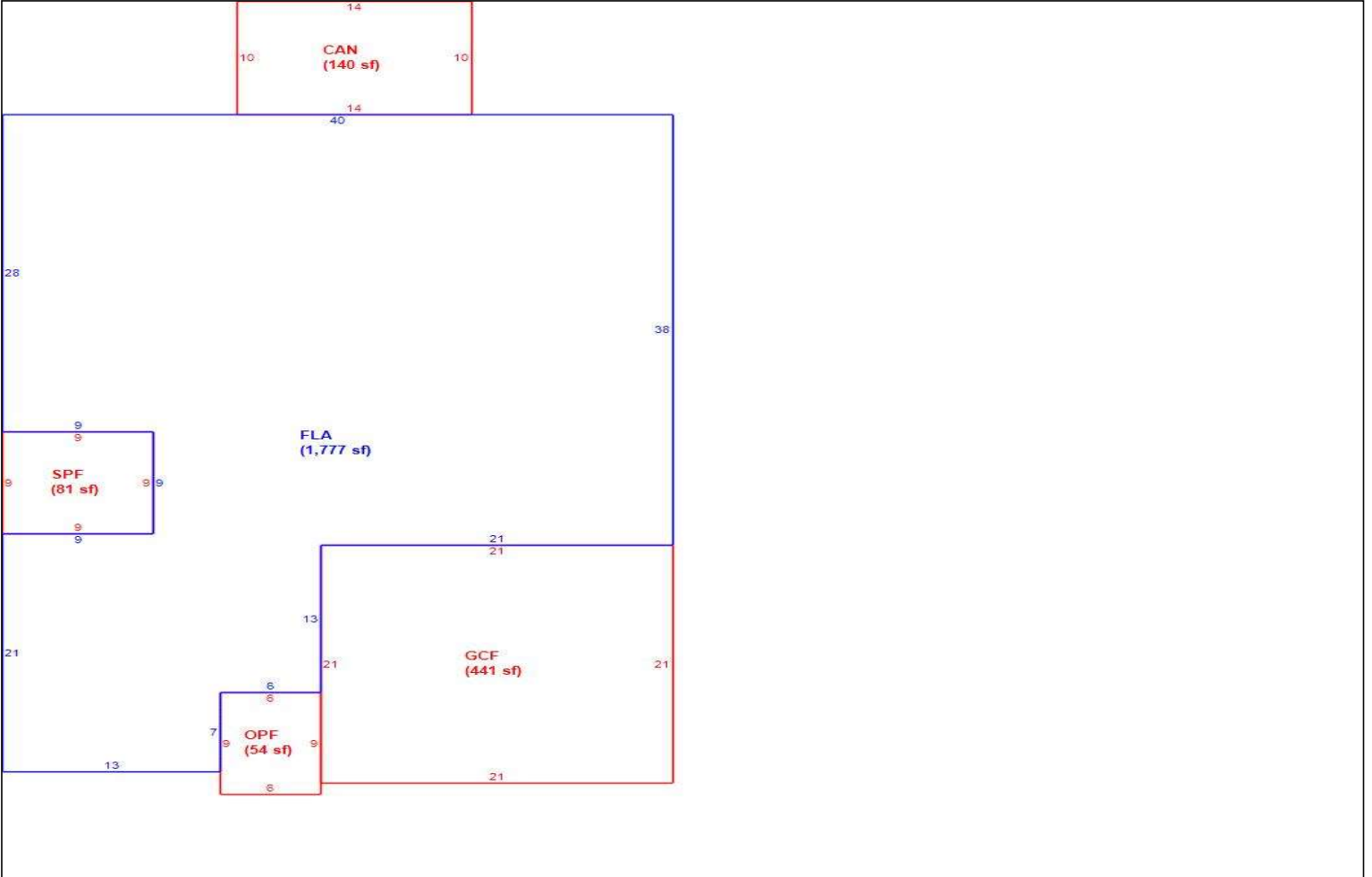
Current Owner		
PETERSEN KEVIN R & KASEY L		
915 ARBOR POINTE AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 915 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 135 ORB 6135 PG 22

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 235,218
		Deprec Bldg Value	228,161
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	
FLA	FINISHED LIVING AREA	1,777	1,777	1777	2013	1777	No Stories	1.00	3	
GAR	GARAGE FINISH	0	441	0		109.02	Quality Grade	670	2	
OPF	OPEN PORCH FINISHE	0	54	0		235,218	Wall Type	03	0	
PAT	PATIO UNCOVERED	0	140	0		EX	Foundation	3	0	
SPF	SCREEN PORCH FINIS	0	81	0		97.00	Roof Cover	3	0	
TOTALS		1,777	2,493	1,777		0	Building RCNLD	228,161	Type AC	03

Alternate Key 3871711  
 Parcel ID 08-22-26-0010-000-13500

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

2024-0610 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	SALECVD	01-01-2013	02-13-2014	1	0098	NEW N STANDARD	02-13-2014		
2014	248-12-09	01-01-2013	10-30-2013	247,982	0001	SFR 3/2 915 ARBOR POINTE HILLS AV	10-31-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023051096	6135	0022	04-28-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
2017049387	4940	2208	04-19-2017	WD	U	M	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4286	0451	02-22-2013	WD	Q	Q	I	172,700				
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	
123,200	228,161	0	351,361	0	351361	50,000.00	301361	326361	341,644	

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