



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3818 188

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 checkboxes for property type 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

Petition #	2024-0622	Alternate Key: 3818788	Parcel ID: 10-22-24-0300-000-00801
Petitioner Name	RYAN, LLC	Property Address	314 CAROL ST MASCOTTE
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action	
1. Just Value, required	\$ 239,024	\$ 239,024	
2. Assessed or classified use value, *if applicable	\$ 181,040	\$ 181,040	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 181,040	\$ 181,040	

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

Last Sale Date 5/18/2017 **Price:** \$100 Arm's Length Distressed Book 4962 Page 1625

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3818788	3590376	3805258	3811272
Address	314 CAROL ST MASCOTTE	11 HIGHVIEW CT MASCOTTE	214 AYRSHIRE PL MASCOTTE	217 ASHLEY RD MASCOTTE
Proximity		.22 MILE	.10 MILE	.27 MILE
Sales Price		\$260,000	\$282,000	\$270,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.00%	0.80%
Adjusted Sale		\$225,160	\$245,340	\$231,660
\$/SF FLA	\$201.20 per SF	\$196.65 per SF	\$218.47 per SF	\$206.29 per SF
Sale Date		8/23/2023	7/17/2023	10/5/2023
Terms of Sale		<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
Fla SF	1,188	1,145	2150	1,123	3250	1,123	3250
Year Built	2003	2000		2002		2002	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/SPU	OPF	3000	OPF/PAT	2000	OPF/EPA	-2000
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	.40 AC	.30 AC		.24 AC		.24 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	LAKE	RESIDENTIAL	21250	RESIDENTIAL	21250	RESIDENTIAL	21250
		Net Adj. 11.7%	26400	Net Adj. 10.8%	26500	Net Adj. 9.7%	22500
		Gross Adj. 11.7%	26400	Gross Adj. 10.8%	26500	Gross Adj. 11.4%	26500
Adj. Sales Price	Market Value \$239,024	Adj Market Value	\$251,560	Adj Market Value	\$271,840	Adj Market Value	\$254,160
	Value per SF 201.20						

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.

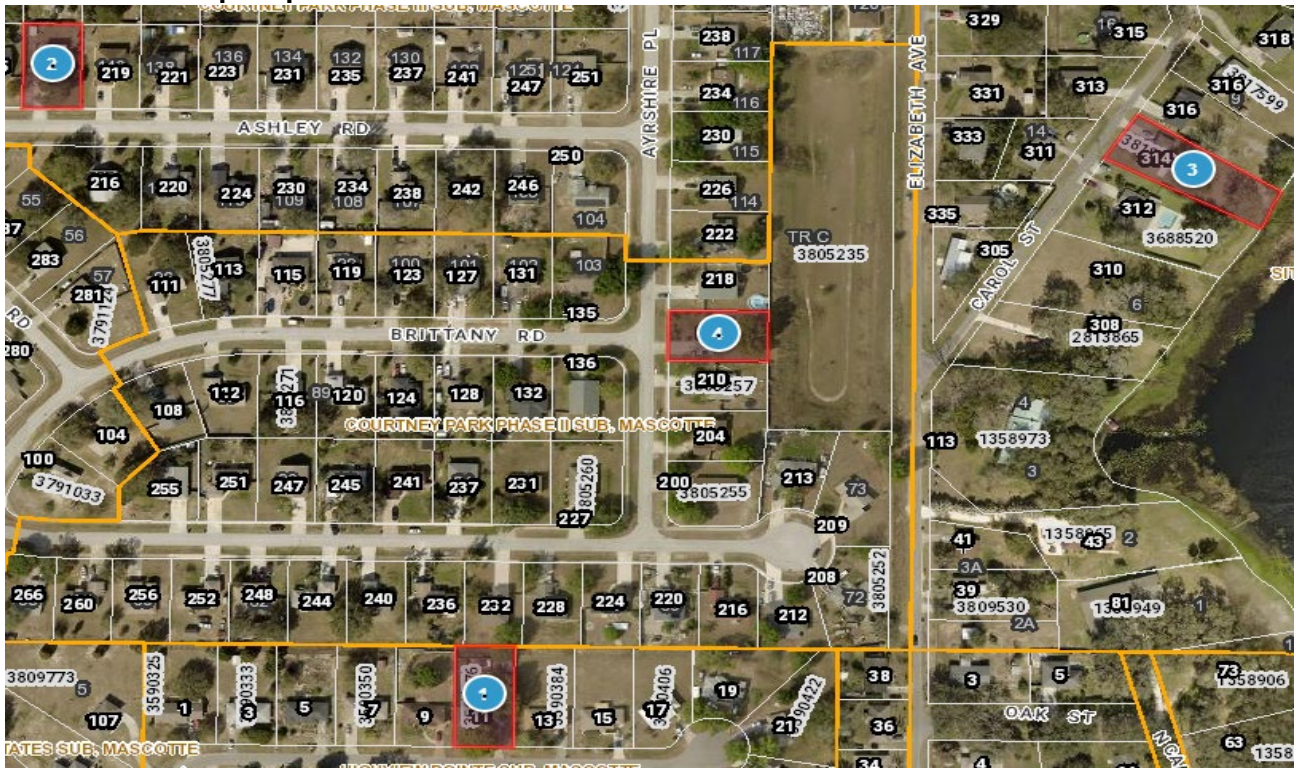
Petitioners comps are all from a sub near the subject with no adjustments done to make them like the subject lakefront parcel.

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: R. Bryan Boone

DATE 11/13/2024

2024-0622 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3590376	11 Highview Ct. Mascotte	.22 mile
2	3	3811272	217 Ashley Rd. Mascotte	.27 mile
3	subject	3818788	314 CAROL ST MASCOTTE	-
4	2	3805258	214 Ayrshire Pl Mascotte	.10 mile
5				
6				
7				
8				

Alternate Key 3818788
Parcel ID 10-22-24-0300-000-00801

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0622 Subject
PRC Run: 11/13/2024 By

Card # 1 of 1

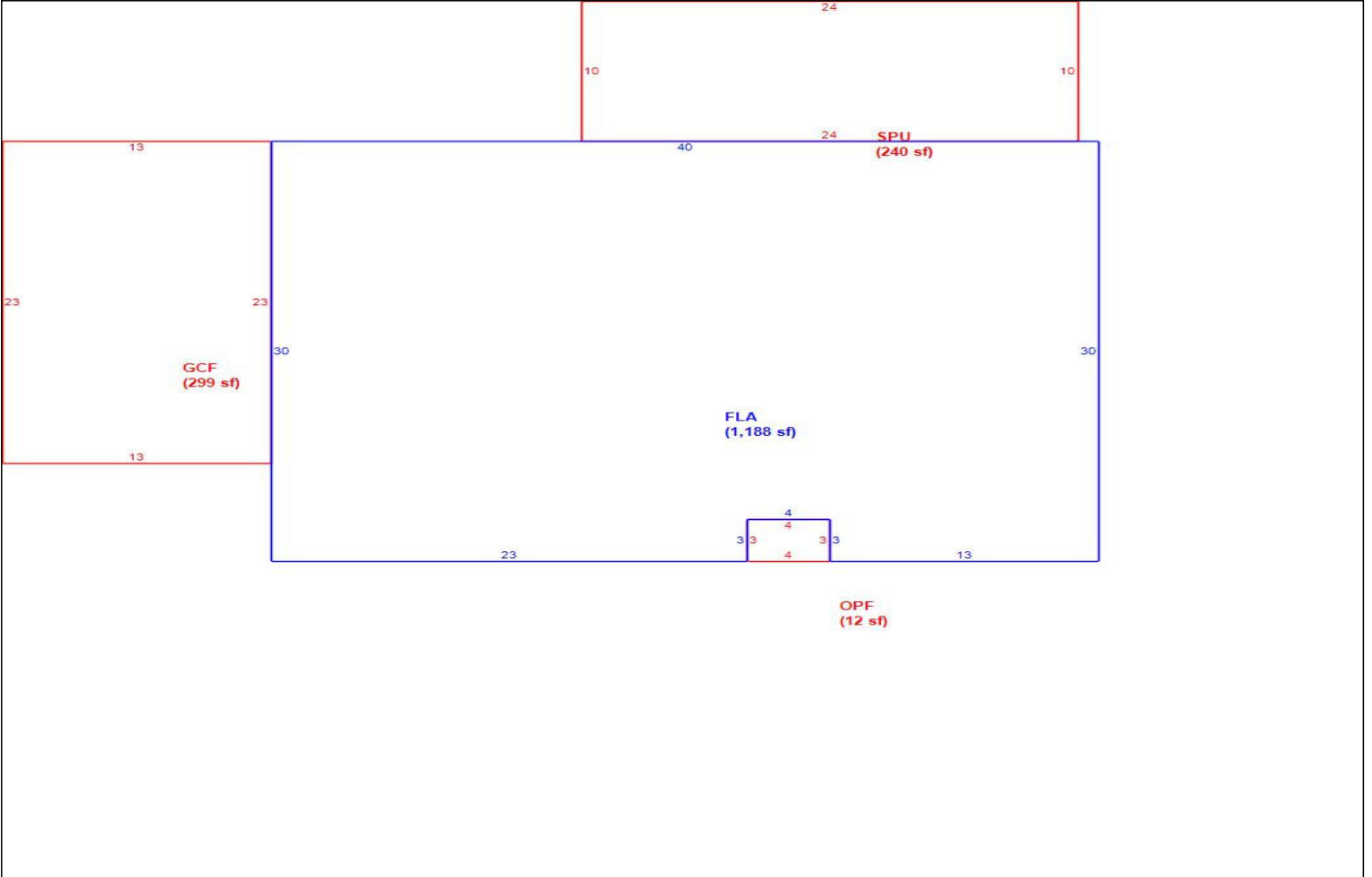
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	314 CAROL ST	FL	34753
Mill Group	00MA	NBHD	0525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MASCOTTE, SITTLER'S SHORES SUB BEG AT SW COR OF LOT 8, RUN S 64-51-00 E 214 FT TO SHORES OF LAKE JACKSON & PT A, RETURN TO POB, RUN N 29-40-00 E ALONG E'LY R/W LINE OF CAROL ST A DIST OF 83.33 FT, S 60-23-12 E 213.24 FT TO SHORES OF LAKE JACKSON, S'LY ALONG SAID SHORES LINE OF LAKE 66.68 FT TO PT A BEING PART OF LOT 8 PB 13 PG 28 ORB 4962 PG 1625

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	50,000.00	0.0000	1.25	1.300	1.000	0	81,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		81,250		
Classified Acres		0		Classified JV/Mkt		81,250		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 171,493 Deprec Bldg Value 157,774 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	1,188	1,188	1188	2003	1188	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	299	0		113.52	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	12	0		171,493	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0			Foundation	3	Fireplaces	0
TOTALS		1,188	1,739	1,188		157,774	Roof Cover	3	Type AC	03

Alternate Key 3818788
 Parcel ID 10-22-24-0300-000-00801

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0622 Subject
 PRC Run: 11/13/2024 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	
2017 2004	ITREVIEW 030003003B	01-01-2016 02-13-2003	10-27-2016 02-10-2004	1 69,385	0020 0000	DESKTOP REVIEW *SEE NOTES SFR 3/2			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067978	4962	1625	05-18-2017	WD	U	M	I	100			
	4360	0487	04-10-2013	CT	U	U	I	100			
	4313	1893	04-10-2013	CT	U	U	I	73,000			
	3444	2106	05-24-2007	PO	U	U	I	0			
	2372	0297	06-04-2003	WD	Q	Q	I	99,900			
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	
81,250	157,774	0	239,024	57984	181040	0.00	181040	239024	234,252	

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 3590376
 Parcel ID 15-22-24-0650-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0622 Comp 1
 PRC Run: 11/13/2024 By

Card # 1 of 1

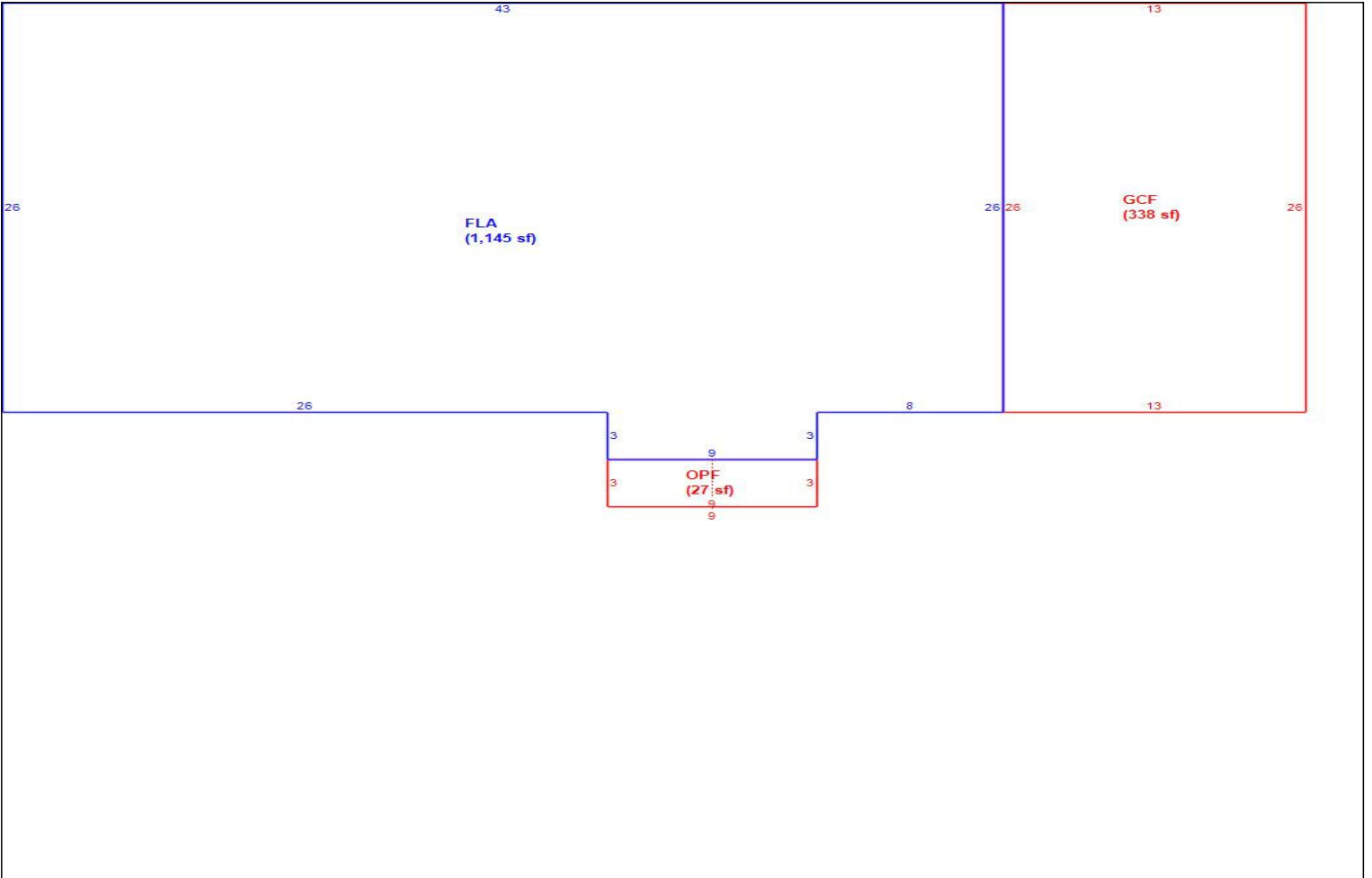
Current Owner		
COTTO DIAZ VICTOR L		
11 HIGHVIEW CT		
MASCOTTE	FL	34753

Property Location			
Site Address 11 HIGHVIEW CT			
MASCOTTE FL 34753			
Mill Group	OMA1	NBHD	0526
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-19-202

Legal Description
MASCOTTE, HIGHVIEW POINTE SUB LOT 6 PB 35 PG 39 ORB 3760 PG 348 ORB 6203 PG 181

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	165,544	Deprec Bldg Value	157,267	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	1,145	1,145	1145	Effective Area	1145	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	338	0	Base Rate	113.67	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	27	0	Building RCN	165,544	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	95.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,145	1,510	1,145	Building RCNLD	157,267				

Alternate Key 3590376
 Parcel ID 15-22-24-0650-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0622 Comp 1
 PRC Run: 11/13/2024 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
UBF3	UTILITY BLDG FINISHED	128.00	SF	10.50	2005	2005	1344.00	60.00	806

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006 2001	SALE 9920899	01-01-2005 01-01-2000	03-24-2006 03-01-2001	1 55,080	0000 0000	CHECK VALUES SFR/11 HIGHVIEW CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023106667	6203 0181	08-23-2023	WD	Q	01	I	260,000	039	HOMESTEAD	2024	25000
2021058561	5697 1688	03-29-2021	WD	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
2016063736	4795 2379	06-13-2016	WD	U	U	I	30,000				
	3760 0348	03-20-2009	WD	U	U	I	70,000				
	3706 2315	12-02-2008	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	
60,000	157,267	806	218,073	0	218073	50,000.00	168073	193073	213,324	

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Alternate Key 3805258
Parcel ID 10-22-24-0055-000-07800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0622 Comp 2
PRC Run: 11/13/2024 By

Card # 1 of 1

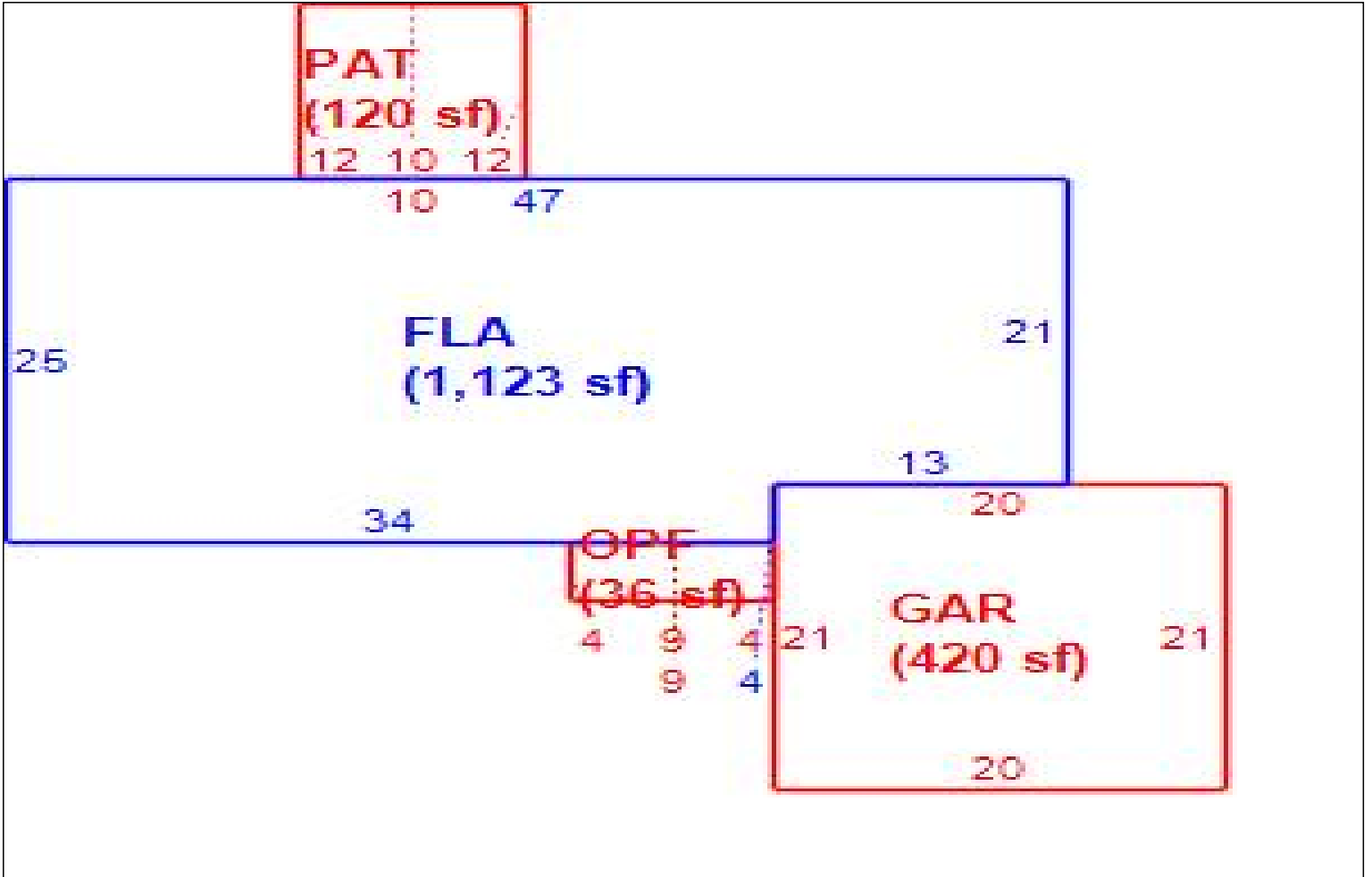
Current Owner		
STEADWELL CHAUNCEY R & LEILA J		
2550 CITRUS TOWER BLVD		
CLERMONT	FL	34711

Property Location			
Site Address	214 AYRSHIRE PL		
	MASCOTTE	FL	34753
Mill Group	00MA	NBHD	0526
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-24-202

Legal Description
COURTNEY PARK PHASE II PB 45 PG 52-53 LOT 78 ORB 6181 PG 278

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 165,705
Deprec Bldg Value 157,420		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	1,123	1,123	1123	2002	1123	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		113.75	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0		165,705	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0		0	Foundation	3	Fireplaces	0
TOTALS		1,123	1,699	1,123		157,420	Roof Cover	3	Type AC	03

Alternate Key 3805258
 Parcel ID 10-22-24-0055-000-07800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0622 Comp 2
 PRC Run: 11/13/2024 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	
2003	064-02-05B	04-29-2002	12-12-2002	78,200	0000	SFR/214 AYRSHIRE PL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023088827	6181	0278	07-17-2023	WD	Q	01	282,000					
2022155384	6060	2032	11-28-2022	QC	U	11	100					
	3938	1841	08-10-2010	WD	U	U	52,000					
	3877	1327	02-16-2010	CT	U	U	100					
	3394	1920	02-22-2007	QC	U	U	0					
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	
60,000	157,420	0	217,420	0	217420	0.00	217420	217420	212,748	

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Alternate Key 3811272
 Parcel ID 10-22-24-0060-000-14200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0622 Comp 3
 PRC Run: 11/13/2024 By

Card # 1 of 1

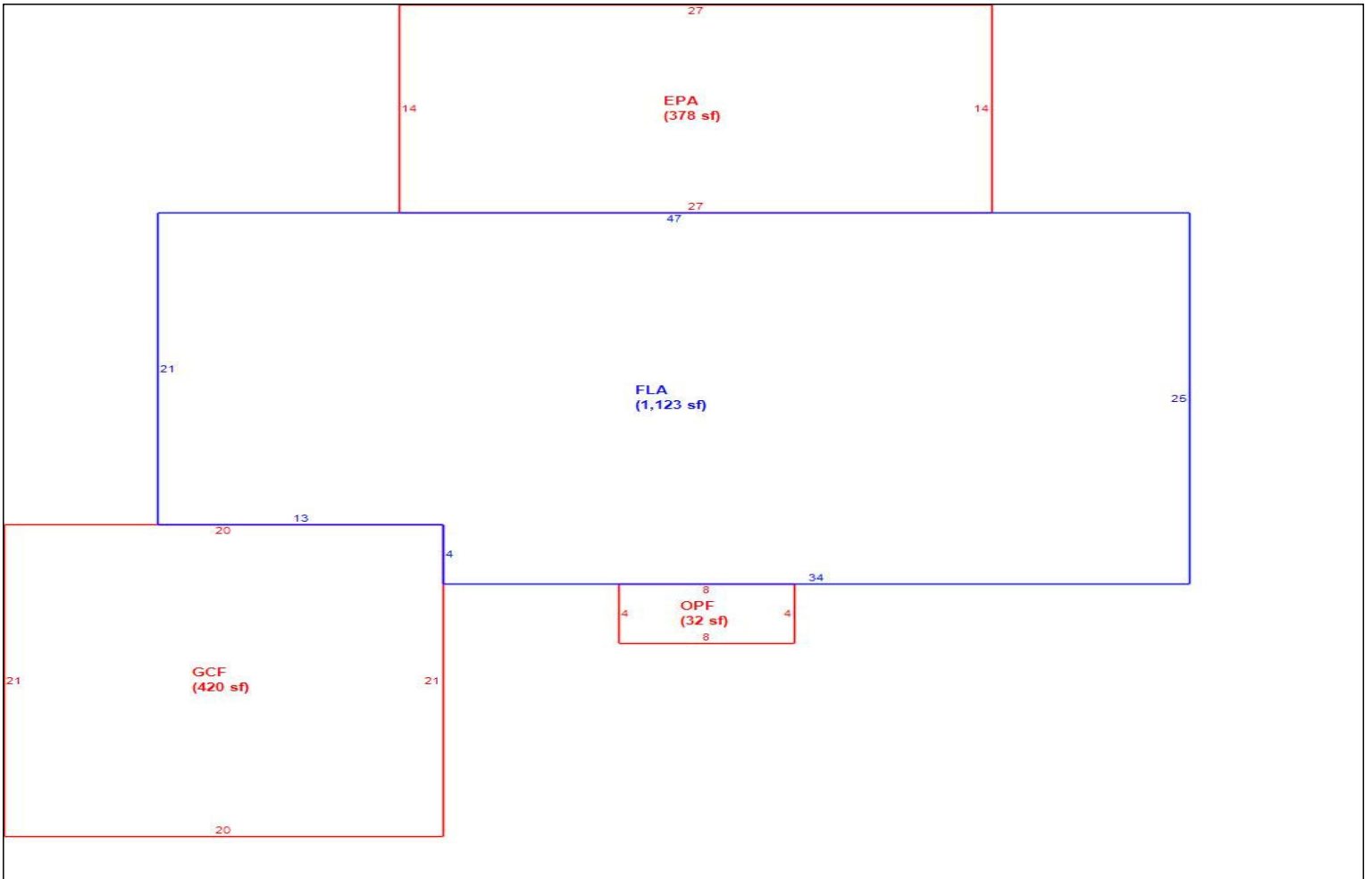
Current Owner			
MILES REGINALD S III			
217 ASHLEY RD			
MASCOTTE	FL	34753	

Property Location			
Site Address 217 ASHLEY RD			
MASCOTTE FL 34753			
Mill Group	00MA	NBHD	0526
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	04-23-202

Legal Description
 COURTNEY PARK PHASE III PB 47 PG 9-10 LOT 142 ORB 6237 PG 2152

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 174,550 Deprec Bldg Value 169,314 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
EPF	ENCLOSED PORCH FIN	0	378	0	2002	Effective Area	1123	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,123	1,123	1123		Base Rate	113.75	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	420	0		Building RCN	174,550	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	32	0		% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,123	1,953	1,123		Functional Obsol	0	Roof Cover	3	Type AC	03
						Building RCNLD	169,314				

Alternate Key 3811272
 Parcel ID 10-22-24-0060-000-14200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0622 Comp 3
 PRC Run: 11/13/2024 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
UBF3	UTILITY BLDG FINISHED	140.00	SF	10.50	2018	2018	1470.00	87.50	1,286

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	05-11-2021	1	0099	CHECK VALUE	04-23-2021		
2019	358-18-07BE	07-16-2018	04-12-2019	32,000	0002	SUNROOM	04-12-2019		
2019	069-18-02BR	02-05-2018	04-12-2019	3,800	0003	SHED	04-12-2019		
2018	SALE	01-01-2017	04-20-2018	1	0099	CHECK VALUE	04-20-2018		
2003	0850205B	05-06-2002	01-03-2003	88,300	0000	SFR 217 ASHLEY RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023135849	6237 2152	10-05-2023	WD	Q	01	I	270,000	039	HOMESTEAD	2024	25000
2020052495	5469 0473	05-05-2020	WD	Q	03	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017117538	5022 0525	11-03-2017	WD	Q	Q	I	153,000				
2017064110	4958 0803	06-01-2017	WD	U	U	I	110,100				
2017010891	4896 0177	01-17-2017	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	
60,000	169,314	1,286	230,600	0	230600	50,000.00	180600	205600	225,866	

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