



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3916123

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, Representative, Mailing address, Parcel ID, Phone, Email, and checkboxes for filing status 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.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

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 475, Florida Statutes (license number _____).
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 I am an uncompensated representative filing this petition AND (check one)
 the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0661	Alternate Key: 3916123	Parcel ID: 01-23-26-0200-000-17400	
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 3283 BUOY CIR WINTER GARDEN	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name lh6 property florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 490,748	\$ 490,748	
2. Assessed or classified use value, *if applicable	\$ 490,748	\$ 490,748	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 490,748	\$ 490,748	

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

Last Sale Date 12/29/2021 **Price:** \$490,000 Arm's Length Distressed Book 5877 Page 124

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3916123	3916025	3916080	3921628
Address	3283 BUOY CIR WINTER GARDEN	3395 CURRENT AVE WINTER GARDEN	3252 SAILING PIER AVE WINTER GARDEN	3326 CURRENT AVE WINTER GARDEN
Proximity		same sub	.14 miles	.38 miles
Sales Price		\$725,000	\$625,000	\$573,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	3.60%	0.80%
Adjusted Sale		\$627,850	\$553,750	\$491,634
\$/SF FLA	\$228.89 per SF	\$229.06 per SF	\$186.83 per SF	\$221.06 per SF
Sale Date		8/22/2023	3/24/2023	10/14/2023
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	2,144	2,741	-29850	2,964	-41000	2,224	-4000
Year Built	2020	2020		2020		2021	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	244 sf	712 sf		399 sf		210 sf	
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	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 4.8%	-29850	-Net Adj. 9.2%	-51000	-Net Adj. 0.8%	-4000
		Gross Adj. 4.8%	29850	Gross Adj. 9.2%	51000	Gross Adj. 0.8%	4000
Adj. Sales Price	Market Value \$490,748 Value per SF 228.89	Adj Market Value \$598,000		Adj Market Value \$502,750		Adj Market Value \$487,634	

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.

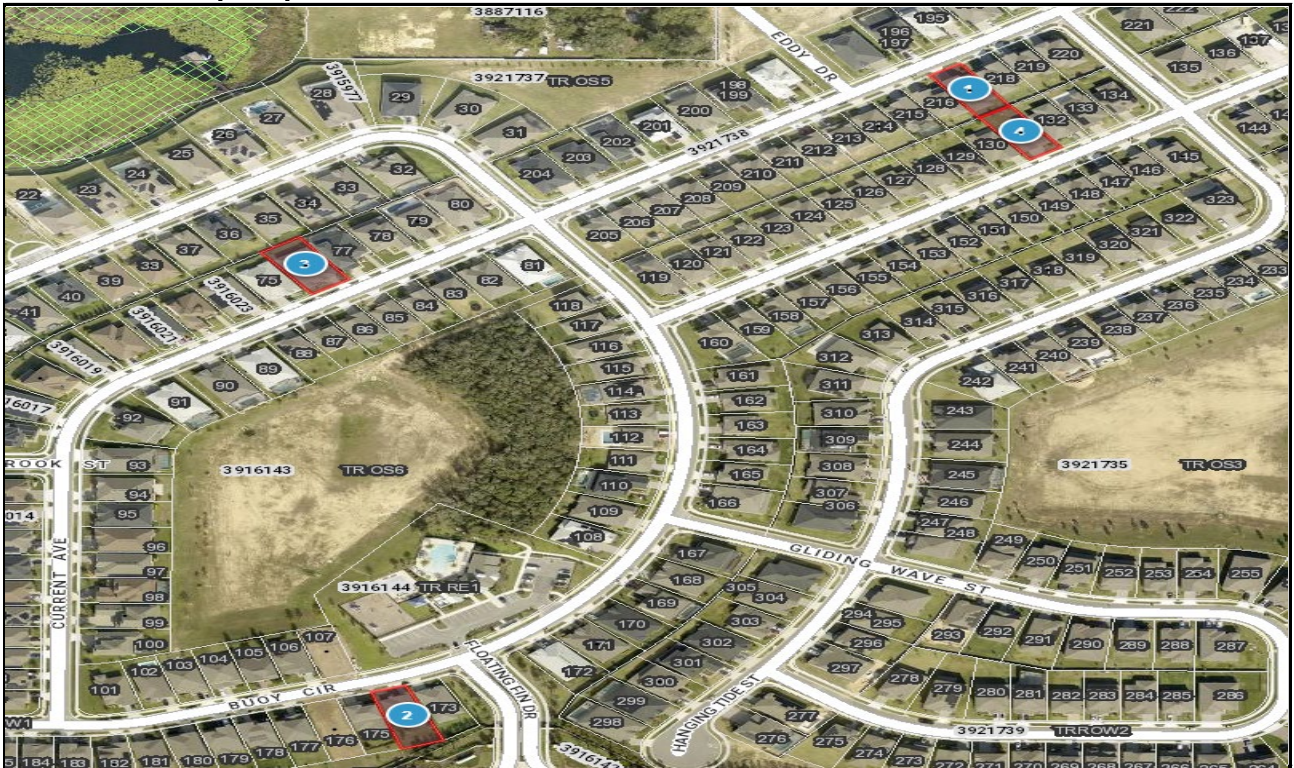
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed Shariff

DATE 11/19/2024

2024-0661 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3916123	3283 BUOY CIR WINTER GARDEN	same sub
2	comp 1	3916025	3395 CURRENT AVE WINTER GARDEN	same sub
3	comp 2	3916080	3252 SAILING PIER AVE WINTER GARDEN	same sub
4	comp 3	3921628	3326 CURRENT AVE WINTER GARDEN	same sub
5				
6				
7				
8				

Alternate Key 3916123
Parcel ID 01-23-26-0200-000-17400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0661 Subject
PRC Run: 12/4/2024 By

Card # 1 of 1

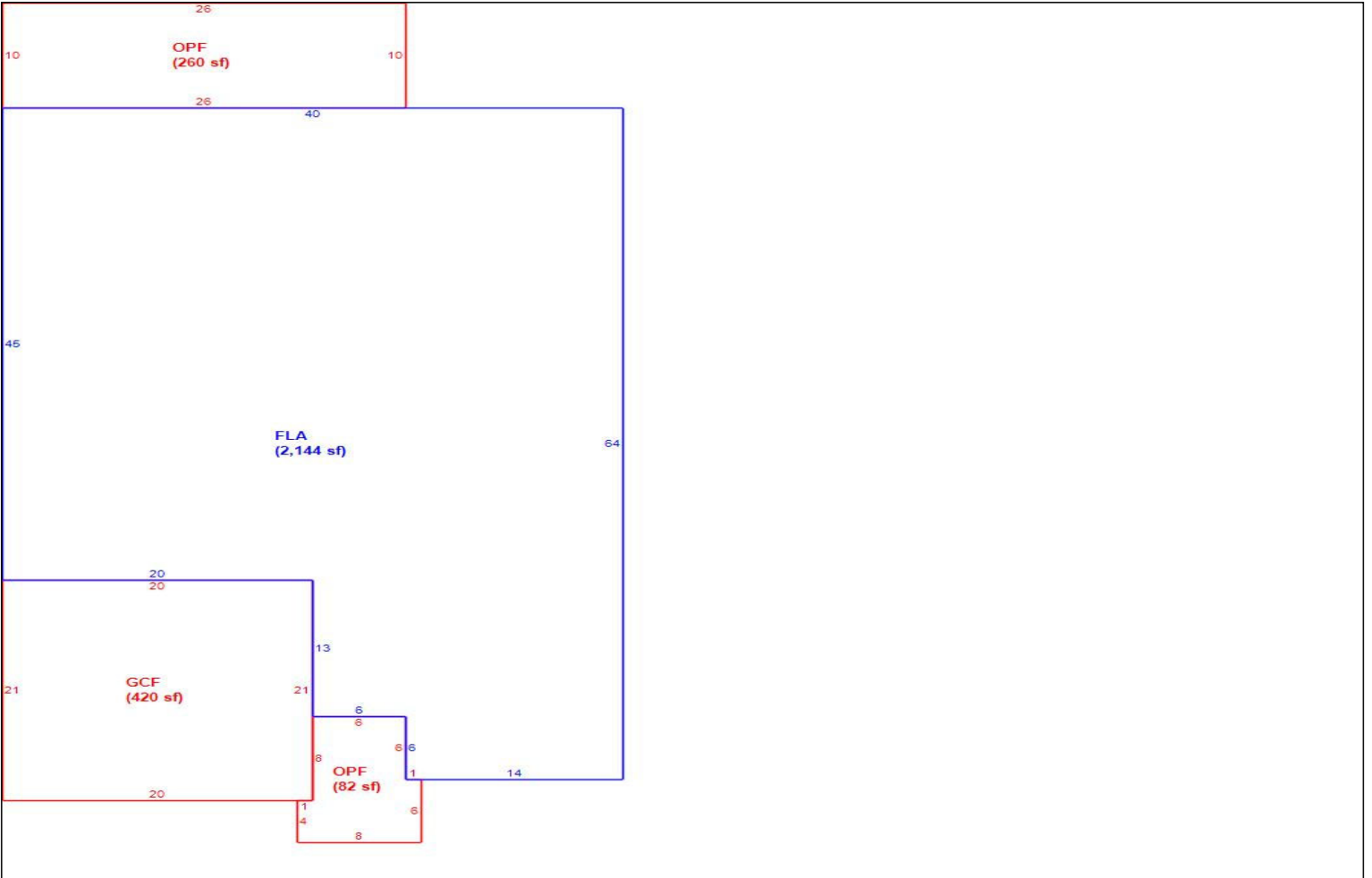
Current Owner		
IH6 PROPERTY FLORIDA L P		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address	3283 BUOY CIR		
	WINTER GARDEN	FL	34787
Mill Group	000C	NBHD	1864
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-16-202

Legal Description
LAKEVIEW PRESERVE PB 71 PG 48-54 LOT 174 ORB 5877 PG 124

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	150,000.00	0.0000	1.00	1.000	1.000	0	150,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		150,000		
Classified Acres		0		Classified JV/Mkt		150,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 340,748
		Deprec Bldg Value	340,748
		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	2,144	2,144	2144	2020	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	133.57	Quality Grade	710	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	342	0	340,748	Wall Type	03	Heat Type	6	
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,144	2,906	2,144	Building RCNLD	340,748				

Alternate Key 3916123
 Parcel ID 01-23-26-0200-000-17400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0661 Subject
 PRC Run: 12/4/2024 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	
2021	20-1102	06-01-2020	12-16-2020	139,700	0001	SFR 3283 BUOY CIR	12-17-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022006712	5877	0124	12-29-2021	WD	Q	01	I	490,000				
2019117050	5358	2304	10-14-2019	WD	U	M	V	683,300				
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	
150,000	340,748	0	490,748	0	490748	0.00	490748	490748	479,741	

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 3916025
Parcel ID 01-23-26-0200-000-07600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0661 Comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

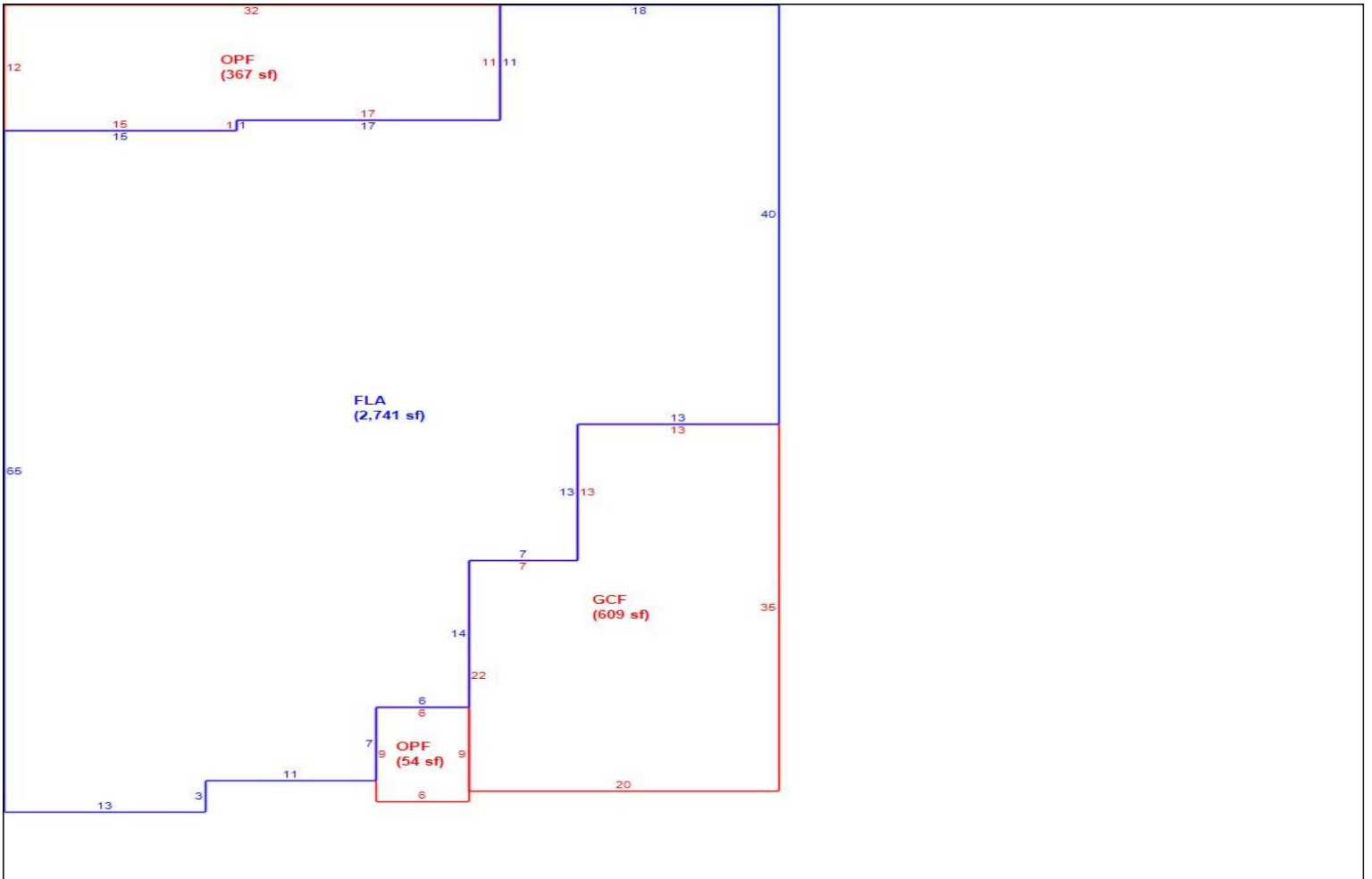
Current Owner		
RODRIGUEZ MARIA D		
3395 CURRENT AVE		
WINTER GARDEN	FL	34787

Property Location			
Site Address	3395 CURRENT AVE		
	WINTER GARDEN FL 34787		
Mill Group	000C	NBHD	1864
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-17-202

Legal Description
LAKEVIEW PRESERVE PB 71 PG 48-54 LOT 76 ORB 6200 PG 2011

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	150,000.00	0.0000	1.00	1.000	1.000	0	150,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		150,000		
Classified Acres		0		Classified JV/Mkt		150,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 412,634
		Deprec Bldg Value	412,634
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,741	2,741	2741	Effective Area	2741	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	609	0	Base Rate	127.43	Quality Grade	710	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	421	0	Building RCN	412,634	Condition	VG	Heat Type	6	
						% Good	100.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,741	3,771	2,741	Building RCNLD	412,634					

Alternate Key 3916025
 Parcel ID 01-23-26-0200-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0661 Comp 1
 PRC Run: 12/4/2024 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	
2021	20-2313	07-21-2020	12-17-2020	223,155	0001	SFR 3395 CURRENT AVE	12-18-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023104764	6200	2011	08-22-2023	WD	Q	01	I	725,000	039	HOMESTEAD	2024	25000
2022065179	5953	1482	05-03-2022	WD	Q	01	I	695,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021009507	5626	0126	01-12-2021	WD	Q	01	I	495,400				
2019117049	5358	2301	10-08-2019	WD	U	M	V	644,700				
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	
150,000	412,634	0	562,634	0	562634	50,000.00	512634	537634	549,215	

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Alternate Key 3916080
Parcel ID 01-23-26-0200-000-13100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0661 Comp 2
PRC Run: 12/4/2024 By

Card # 1 of 1

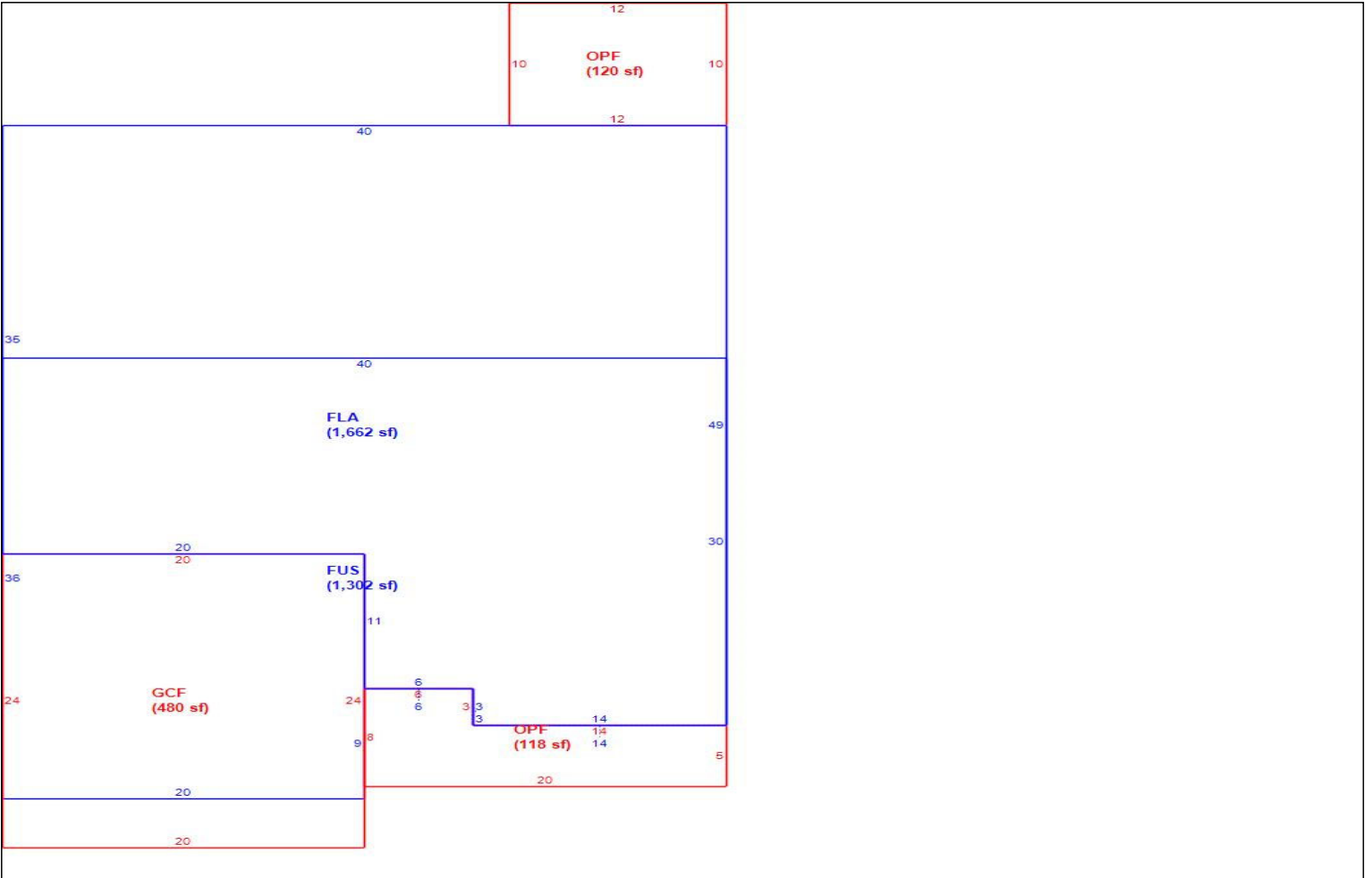
Current Owner			
SADLER MICHAEL S & GABRIELLA M			
3252 SAILING PIER AVE			
WINTER GARDEN	FL	34787	

Property Location			
Site Address 3252 SAILING PIER AVE			
WINTER GARDEN FL 34787			
Mill Group	000C	NBHD	1864
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	07-09-202

Legal Description
LAKEVIEW PRESERVE PB 71 PG 48-54 LOT 131 ORB 6116 PG 435

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	150,000.00	0.0000	1.00	1.000	1.000	0	150,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		150,000		
Classified Acres		0		Classified JV/Mkt		150,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 436,990
Deprec Bldg Value 436,990		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,662	1,662	1662	2020	2964	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,302	1,302	1302		126.23	Quality Grade	710	Half Baths	0
GAR	GARAGE FINISH	0	480	0		436,990	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	238	0		0	Foundation	3	Fireplaces	0
TOTALS		2,964	3,682	2,964		436,990	Roof Cover	3	Type AC	03

Alternate Key 3916080
 Parcel ID 01-23-26-0200-000-13100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0661 Comp 2
 PRC Run: 12/4/2024 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	
2021	19-3589	01-01-2020	07-09-2020	135,300	0001	SFR 3252 SAILING PIER AVE	07-23-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023035887	6116	0435	03-24-2023	WD	Q	01	I	625,000				
2020081643	5513	1296	07-27-2020	WD	Q	03	I	415,000				
2019117050	5358	2304	10-14-2019	WD	U	M	V	683,300				
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	
150,000	436,990	0	586,990	0	586990	0.00	586990	586990	572,579	

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Alternate Key 3921628
Parcel ID 01-23-26-0202-000-21700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0661 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

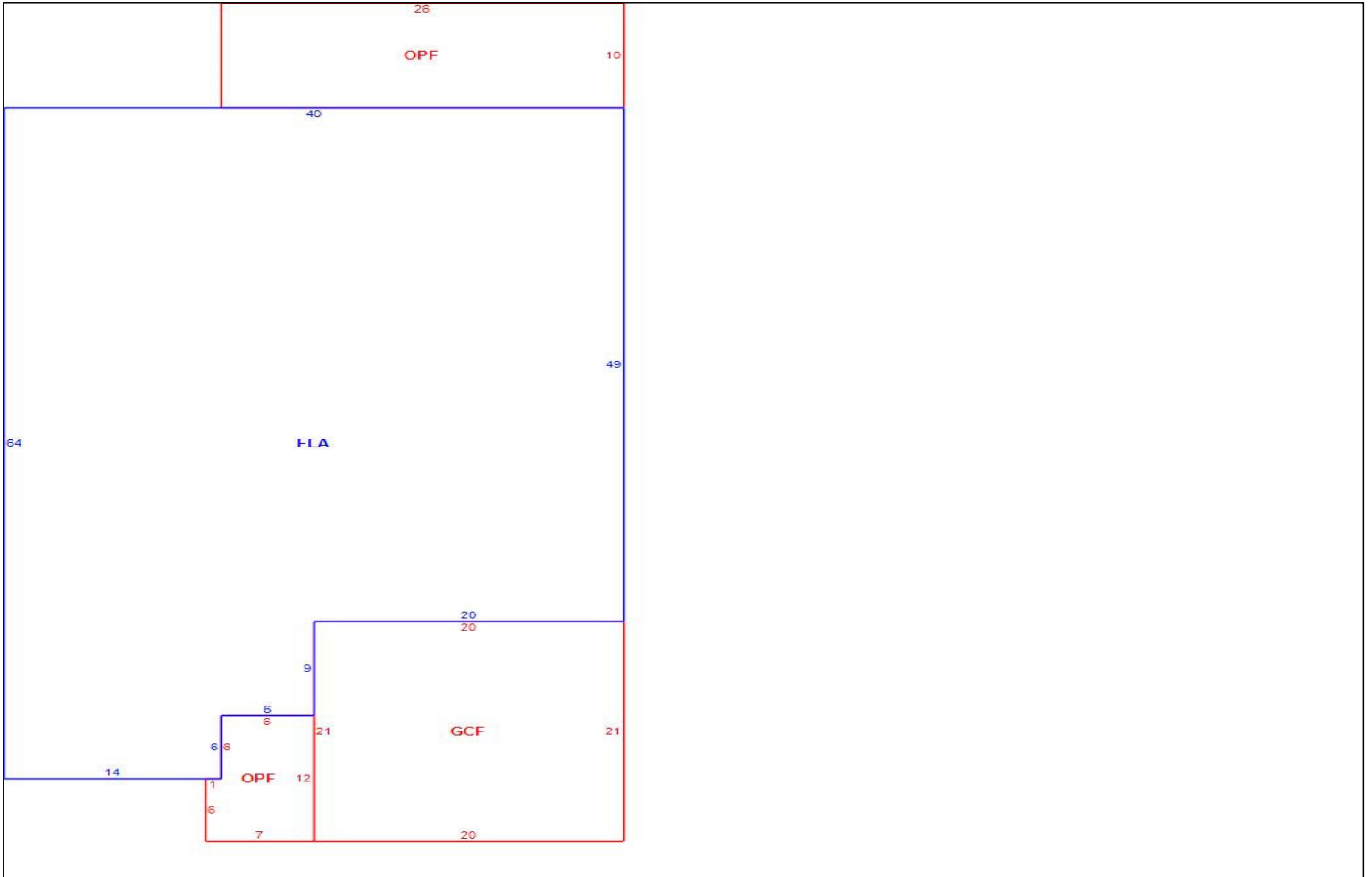
Current Owner		
ARANETA MARIA D F & ROMUALDO G		
3326 CURRENT AVE		
WINTER GARDEN	FL	34787-9084

Property Location			
Site Address	3326 CURRENT AVE		
	WINTER GARDEN FL 34787		
Mill Group	000C	NBHD	1864
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	06-28-202

Legal Description
LAKEVIEW PRESERVE PHASE 2 PB 73 PG 34-38 LOT 217 ORB 6229 PG 1896

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	150,000.00	0.0000	1.00	1.000	1.000	0	150,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		150,000			
Classified Acres		0		Classified JV/Mkt		150,000		Classified Adj JV/Mkt		0			

Sketch										
Bldg	1	Sec	1	of	1	Replacement Cost	349,164	Deprec Bldg Value	349,164	Multi Story



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2021	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,224	2,224	2224	Effective Area	2224	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	132.48	Quality Grade	710	Half Baths	0
OPF	OPEN PORCH FINISHE	0	338	0	Building RCN	349,164	Condition	VG	Heat Type	
					% Good	100.00	Foundation	3	Fireplaces	0
					Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		2,224	2,982	2,224	Building RCNLD	349,164				

Alternate Key 3921628
 Parcel ID 01-23-26-0202-000-21700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0661 Comp 3
 PRC Run: 12/4/2024 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	
2022	20-4407	01-01-2021	06-28-2021	139,700	0001	SFR 3326 CURRENT AVE	07-01-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129125	6229	1896	10-14-2023	WD	Q	01	I	573,000	039	HOMESTEAD	2024	25000
2021058738	5697	2322	04-23-2021	WD	Q	01	I	410,100	059	ADDITIONAL HOMESTEAD	2024	25000
2021045814	5679	0897	03-08-2021	WD	U	16	V	544,300				
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	
150,000	349,164	0	499,164	0	499164	50,000.00	449164	474164	487,821	

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