



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3819735

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 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 # 2024-0677	Alternate Key: 3819735	Parcel ID: 15-24-26-1303-000-15000
Petitioner Name Ryan ,llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 15443 MARKHAM DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP Sub llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 330,976	\$ 330,976
2. Assessed or classified use value, *if applicable	\$ 281,110	\$ 281,110
3. Exempt value, *enter "0" if none	\$ -	\$ -
4. Taxable Value, *required	\$ 281,110	\$ 281,110

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

Last Sale Date 6/6/2013 **Price:** \$135,800 Arm's Length Distressed **Book** 4339 **Page** 1882

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3819735	3819763	3812662	3819772
Address	15443 MARKHAM DR CLERMONT	3158 RAWCLIFFE RD CLERMONT	15234 MARKHAM DR CLERMONT	3108 RAWCLIFFE RD CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$410,000	\$385,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	0.40%	2.80%
Adjusted Sale		\$353,420	\$328,790	\$338,030
\$/SF FLA	\$201.08 per SF	\$211.25 per SF	\$169.92 per SF	\$202.05 per SF
Sale Date		9/13/2023	11/7/2023	5/1/2023
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	1,646	1,673	-1890	1,935	-20230	1,673	-1890
Year Built	2005	2004		2003		2004	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	3.0	3.0		2.0	10000	2.0	10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	142 sf	96 sf		169 sf		132 sf	
Pool	y	Y	0	N	20000	Y	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. 0.5%	-1890	Net Adj. 3.0%	9770	Net Adj. 2.4%	8110
		Gross Adj. 0.5%	1890	Gross Adj. 15.3%	50230	Gross Adj. 3.5%	11890
Adj. Sales Price	Market Value \$330,976	Adj Market Value	\$351,530	Adj Market Value	\$338,560	Adj Market Value	\$346,140
	Value per SF 201.08						

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.

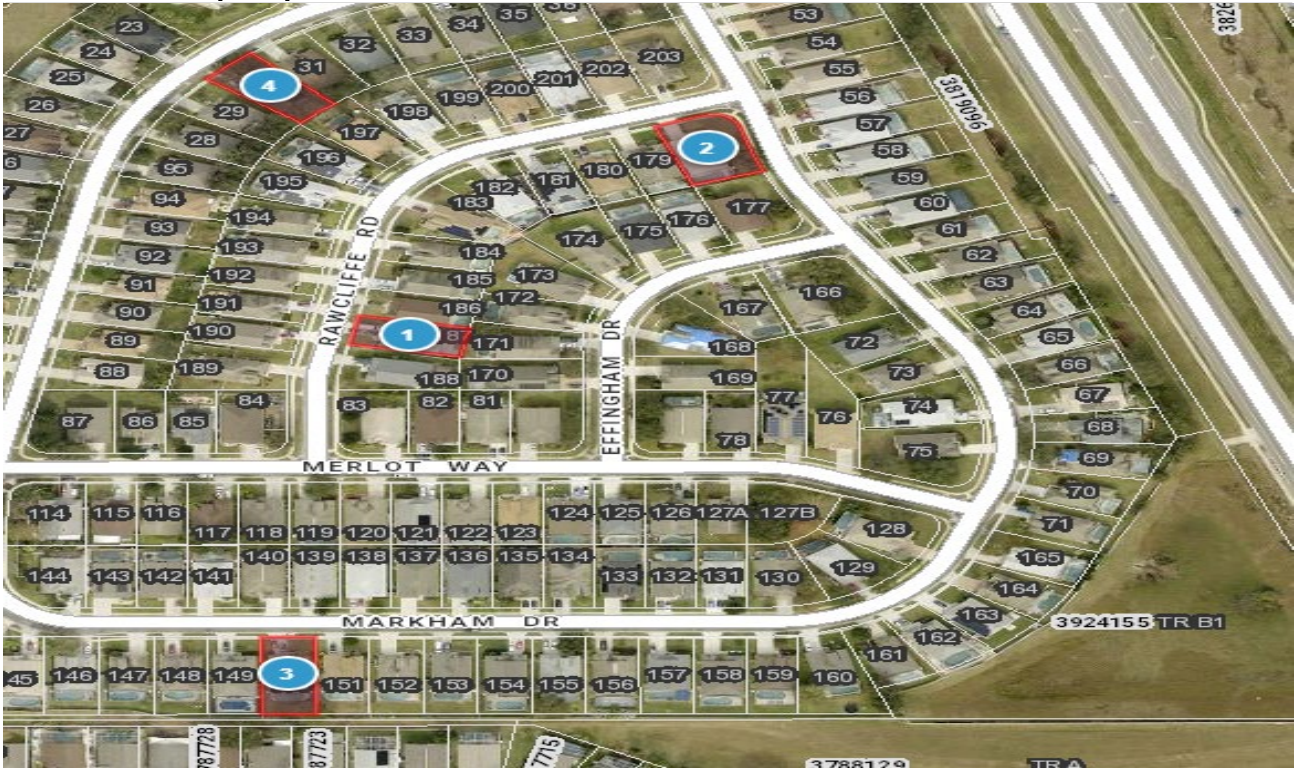
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/18/2024

2024-0677 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3819735	15443 MARKHAM DR CLERMONT	-
2	comp 2	3812662	15234 MARKHAM DR CLERMONT	same sub
3	comp 1	3819763	3158 RAWCLIFFE RD CLERMONT	same sub
4	comp 3	3819772	3108 RAWCLIFFE RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3819735
Parcel ID 15-24-26-1303-000-15000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0677 Subject
PRC Run: 12/4/2024 By

Card # 1 of 1

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

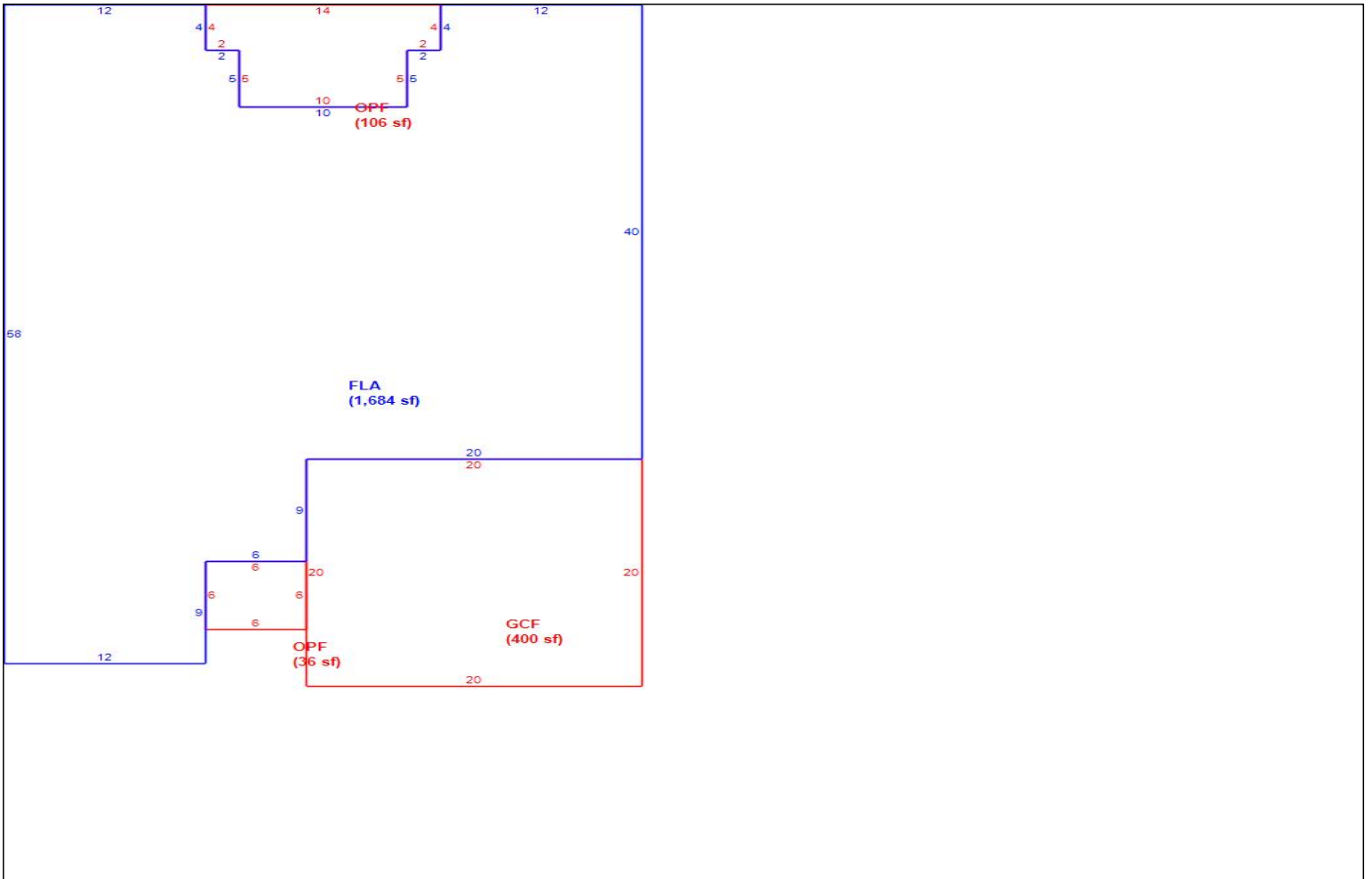
Property Location		
Site Address	15443 MARKHAM DR	
	CLERMONT	FL 34714
Mill Group	0005	NBHD 0581

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

Legal Description
MISSION PARK PHASE III PB 50 PG 28-29 LOT 150 ORB 5065 PG 658

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 243,452 Deprec Bldg Value 236,148 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,684	1,684	1684	Effective Area	1684	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	Base Rate	116.51	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	243,452	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		1,684	2,226	1,684	Building RCNLD	236,148				

Alternate Key 3819735
 Parcel ID 15-24-26-1303-000-15000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0677 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
POL2	SWIMMING POOL - RESIDENTIAL	360.00	SF	35.00	2005	2005	12600.00	85.00	10,710
PLD2	POOL/COOL DECK	440.00	SF	5.38	2005	2005	2367.00	70.00	1,657
SEN2	SCREEN ENCLOSED STRUCTURE	1538.00	SF	3.50	2005	2005	5383.00	55.00	2,961

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-13-2007	1	0000	CHECK VALUES	03-13-2007		
2006	2005020729	02-11-2005	08-11-2005	4,240	0000	SEN 20X40			
2006	2004120601	01-01-2005	08-11-2005	15,000	0000	POOL 30X15 DECK 450SF			
2006	2004041053	01-01-2005	08-11-2005	98,736	0000	SFR TO 06			
2005	2004041053	07-12-2004	12-13-2004	98,736	0000	SFR 15443 MARKHAM DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4339	1882	06-06-2013	CT	U	U	I	135,800			
	3144	2454	04-06-2006	WD	Q	Q	I	315,000			
	2780	0268	02-14-2005	WD	Q	Q	I	237,200			
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	
79,500	236,148	15,328	330,976	49866	28110	0.00	28110	330976	323,791	

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Alternate Key 3819763
 Parcel ID 15-24-26-1303-000-17800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0677 Comp 1
 PRC Run: 12/4/2024 By

Card # 1 of 1

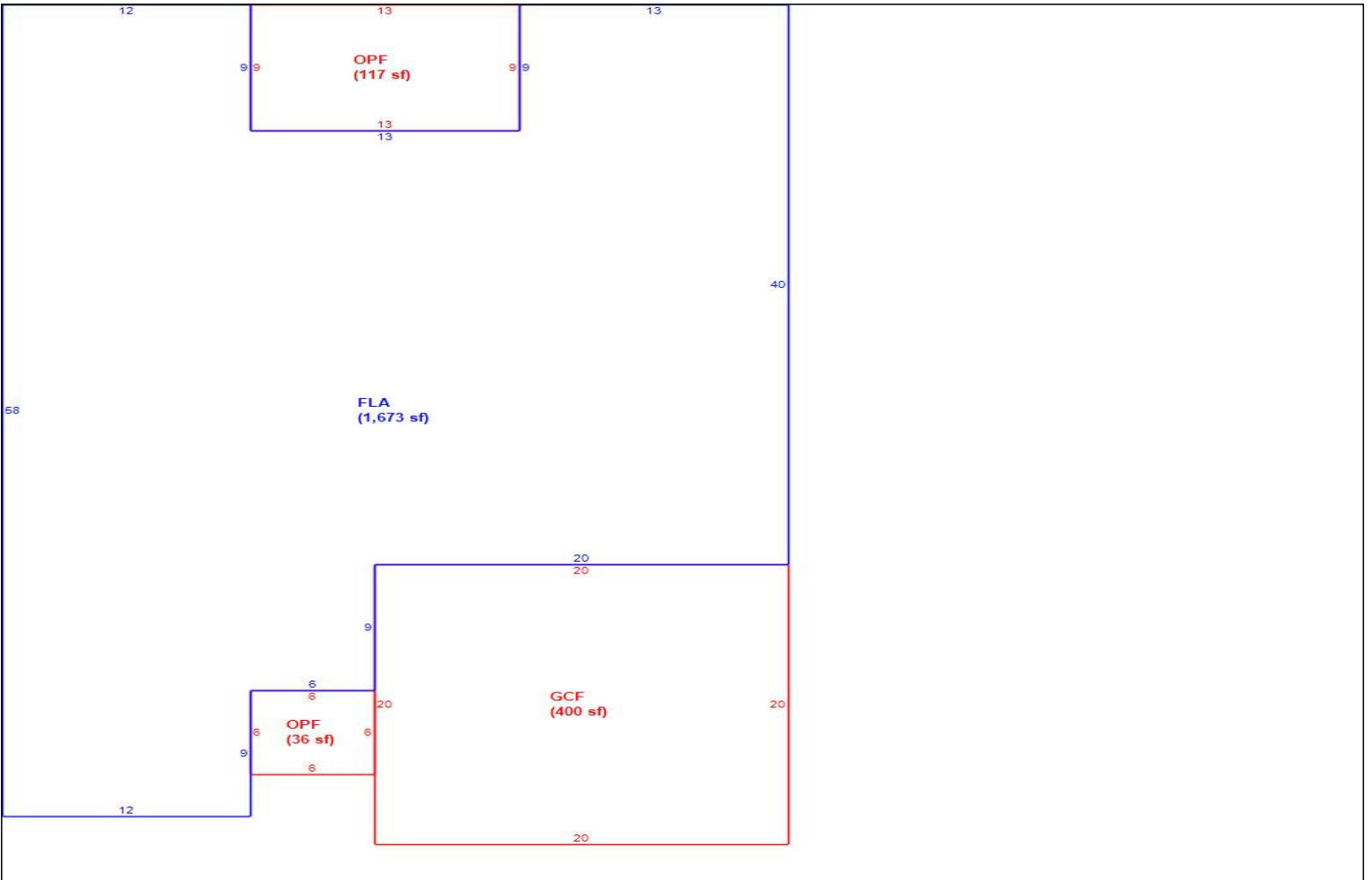
Current Owner		
HOSKINS TYLER C AND MONICA B MOREN		
3158 RAWCLIFFE RD		
CLERMONT	FL	34714

Property Location		
Site Address 3158 RAWCLIFFE RD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 03-01-202

Legal Description
MISSION PARK PHASE III PB 50 PG 28-29 LOT 178 ORB 6213 PG 963

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 242,337
		Deprec Bldg Value 235,067	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	1,673	1,673	1673	2004	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	116.54	116.54	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	153	0	242,337	242,337	Wall Type	03	Heat Type	6
						97.00	Foundation	3	Fireplaces	0
						0	Roof Cover	3	Type AC	03
TOTALS		1,673	2,226	1,673	235,067	235,067				

Alternate Key 3819763
Parcel ID 15-24-26-1303-000-17800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0677 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
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	2004	2004	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	378.00	SF	5.38	2004	2004	2034.00	70.00	1,424
SEN2	SCREEN ENCLOSED STRUCTURE	1518.00	SF	3.50	2004	2004	5313.00	52.50	2,789

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2020101222	10-27-2020	03-01-2021	13,477	0002	REPL WINDOWS 11	03-02-2021		
2005	2004080374	08-12-2004	12-22-2004	2,150	0000	42X19 SEN			
2005	2004071086	07-22-2004	12-22-2004	10	0000	POOL 15X30 DECK 19X42			
2005	2004030955	04-08-2004	12-22-2004	98,736	0000	SFR 3158 RAWCLIFFE RD			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023115340	6213	0963	09-13-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000
2020059833	5480	1311	05-27-2020	WD	Q	01	I	253,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3343	1609	11-22-2006	QC	U	U	I	0				
	3248	0906	05-18-2006	WD	Q	Q	I	295,000				
	2677	1458	10-05-2004	WD	Q	Q	I	215,900				
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
79,500	235,067	16,708	331,275	0	331275	50,000.00	281275	306275	324,137

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Alternate Key 3812662
Parcel ID 15-24-26-1300-000-03000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0677 Comp 2
PRC Run: 12/4/2024 By

Card # 1 of 1

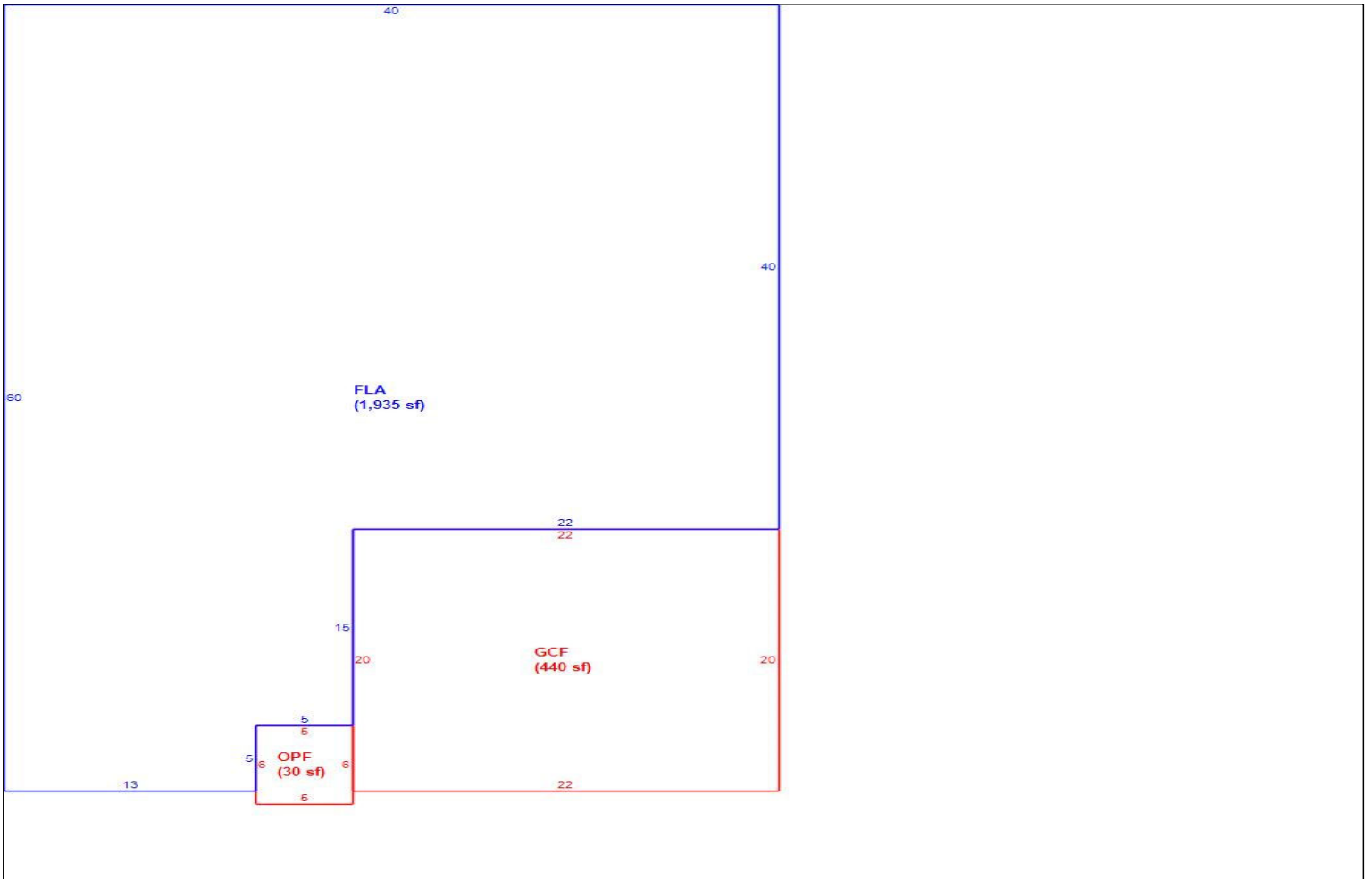
Current Owner		
WINNE MICHAEL & AMY		
15234 MARKHAM DR		
CLERMONT	FL	34714

Property Location		
Site Address 15234 MARKHAM DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MISSION PARK PHASE I PB 48 PG 3 LOT 30 ORB 6240 PG 2191

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,436
Deprec Bldg Value 258,443		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	1,935	1,935	1935	2003	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		115.78	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		266,436	Wall Type	03	Heat Type	6
TOTALS						258,443	Foundation	3	Fireplaces	0
						258,443	Roof Cover	3	Type AC	03

Alternate Key 3812662
 Parcel ID 15-24-26-1300-000-03000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0677 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	
2004	2003041119	05-02-2003	11-18-2003	106,084	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023138470	6240	2191	11-07-2023	WD	Q	01	I	385,000	003	DISABILITY VETERAN	2024	5000
	2405	1574	08-28-2003	WD	Q	Q	I	152,600	039	HOMESTEAD	2024	25000
									059	ADDITIONAL HOMESTEAD	2024	25000
Total												55,000.00

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	
79,500	258,443	0	337,943	0	337943	55,000.00	282943	307943	329,560	

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Alternate Key 3819772
Parcel ID 15-24-26-1303-000-18700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0677 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

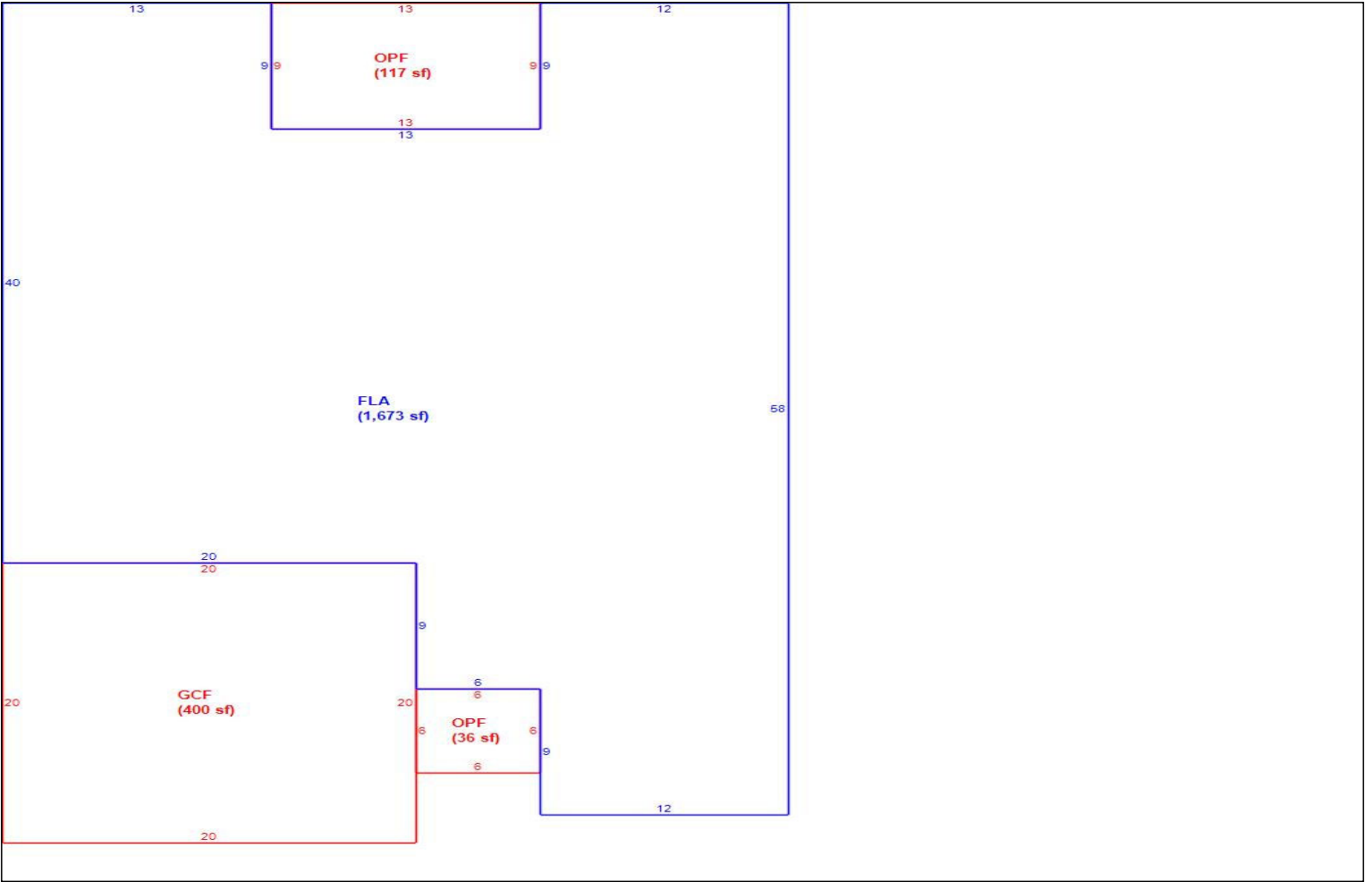
Current Owner			
ARIELNM 6 LLC			
3108 RAWCLIFFE RD			
CLERMONT	FL	34714	

Property Location			
Site Address 3108 RAWCLIFFE RD			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MISSION PARK PHASE III PB 50 PG 28-29 LOT 187 ORB 6139 PG 2452

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500			
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	237,262	Deprec Bldg Value	230,144	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	1,673	1,673	1673	2004	1673	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0		116.54	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	153	0		237,262	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					Building RCNLD	230,144					

Alternate Key 3819772
 Parcel ID 15-24-26-1303-000-18700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0677 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
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2004	2004	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	396.00	SF	5.38	2004	2004	2130.00	70.00	1,491
SEN2	SCREEN ENCLOSED STRUCTURE	1462.00	SF	3.50	2004	2004	5117.00	52.50	2,686
PUG1	POOL UPGRADE	1.00	UT	2000.00	2004	2004	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004110740	11-10-2004	12-22-2004	3,000	0000	SCRN POOL ENCL 38X20			
2005	2004070342	07-08-2004	12-22-2004	12,000	0000	POOL 354SF DECK 38X19.6			
2005	2004020150	02-18-2004	12-22-2004	98,736	0000	SFR 3108 RAWCLIFFE RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023055152	6139	2452	05-01-2023	WD	Q	01	I	385,000			
2018039184	5090	1490	03-30-2018	WD	Q	Q	I	220,000			
	3988	1638	12-07-2010	WD	Q	Q	I	125,000			
	3988	1634	07-07-2010	WD	U	U	I	108,000			
	2704	1973	11-02-2004	WD	Q	Q	I	208,600			
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	
79,500	230,144	16,706	326,350	0	326350	0.00	326350	326350	319,207	

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