



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 1735327

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.

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 # 2024-0692	Alternate Key: 1735327	Parcel ID: 17-20-25-0300-000-01500
Petitioner Name RYANN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 37 PALM DR YALAHA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name LORIDA LP C/O INVITATION HOMES TAX	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 266,923	\$ 266,923
2. Assessed or classified use value, *if applicable	\$ 231,780	\$ 231,780
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 231,780	\$ 231,780

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

Last Sale Date 5/30/2014 **Price:** \$5,966,800 Arm's Length Distressed Book 4487 Page 835

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1735327	1735360	1275458	1275351
Address	37 PALM DR YALAHA	35 ORANGE BLOSSOM TRL	4 S CANAL DR YALAHA	2 PINE CT YALAHA
Proximity		.10 MILES	.21 MILES	.34 MILES
Sales Price		\$299,000	\$365,000	\$360,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	2.00%	4.00%
Adjusted Sale		\$264,914	\$317,550	\$320,400
\$/SF FLA	\$148.62 per SF	\$158.63 per SF	\$177.40 per SF	\$172.44 per SF
Sale Date		3/24/2023	7/17/2023	2/15/2023
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	1,796	1,670	6300	1,790	300	1,858	-3100
Year Built	1980	1980		1978		1999	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	1	1	0	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUB	SAME SUB		SAME SUB		SAME SUB	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 2.4%	6300	Net Adj. 0.9%	2800	-Net Adj. 1.0%	-3100
		Gross Adj. 2.4%	6300	Gross Adj. 0.9%	2800	Gross Adj. 1.0%	3100
Adj. Sales Price	Market Value \$266,923	Adj Market Value	\$271,214	Adj Market Value	\$320,350	Adj Market Value	\$317,300
	Value per SF 148.62						

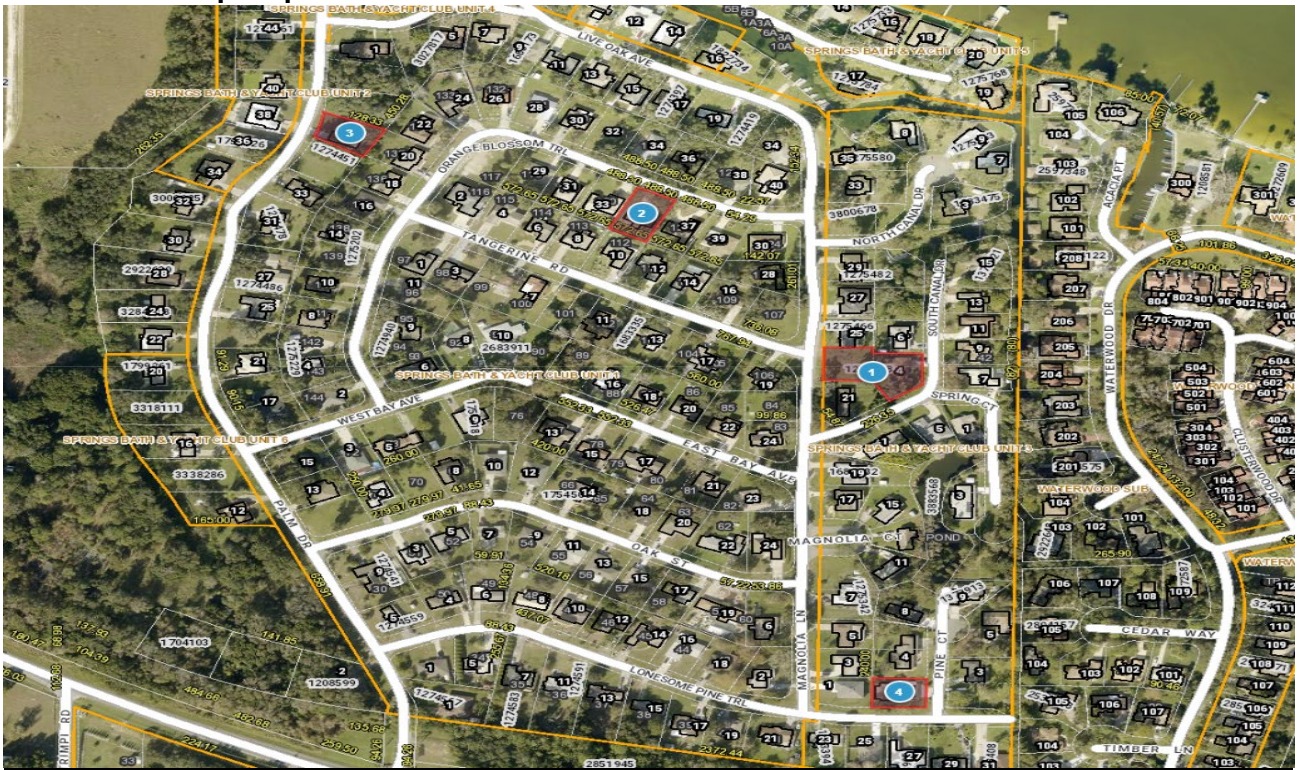
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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: SCOTT DAWSON

DATE 11/25/2024

2024-0692 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	1275458	4 S CANAL DR YALAHA	.21 MILES
2	COMP 1	1735360	35 ORANGE BLOSSOM TRL YALAHA	.10 MILES
3	SUBJECT	1735327	37 PALM DR YALAHA	-
4	COMP 3	1275351	2 PINE CT YALAHA	.34 MILES
5				
6				
7				
8				

Alternate Key 1735327
 Parcel ID 17-20-25-0300-000-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0629 Subject
 PRC Run: 11/25/2024 By

Card # 1 of 1

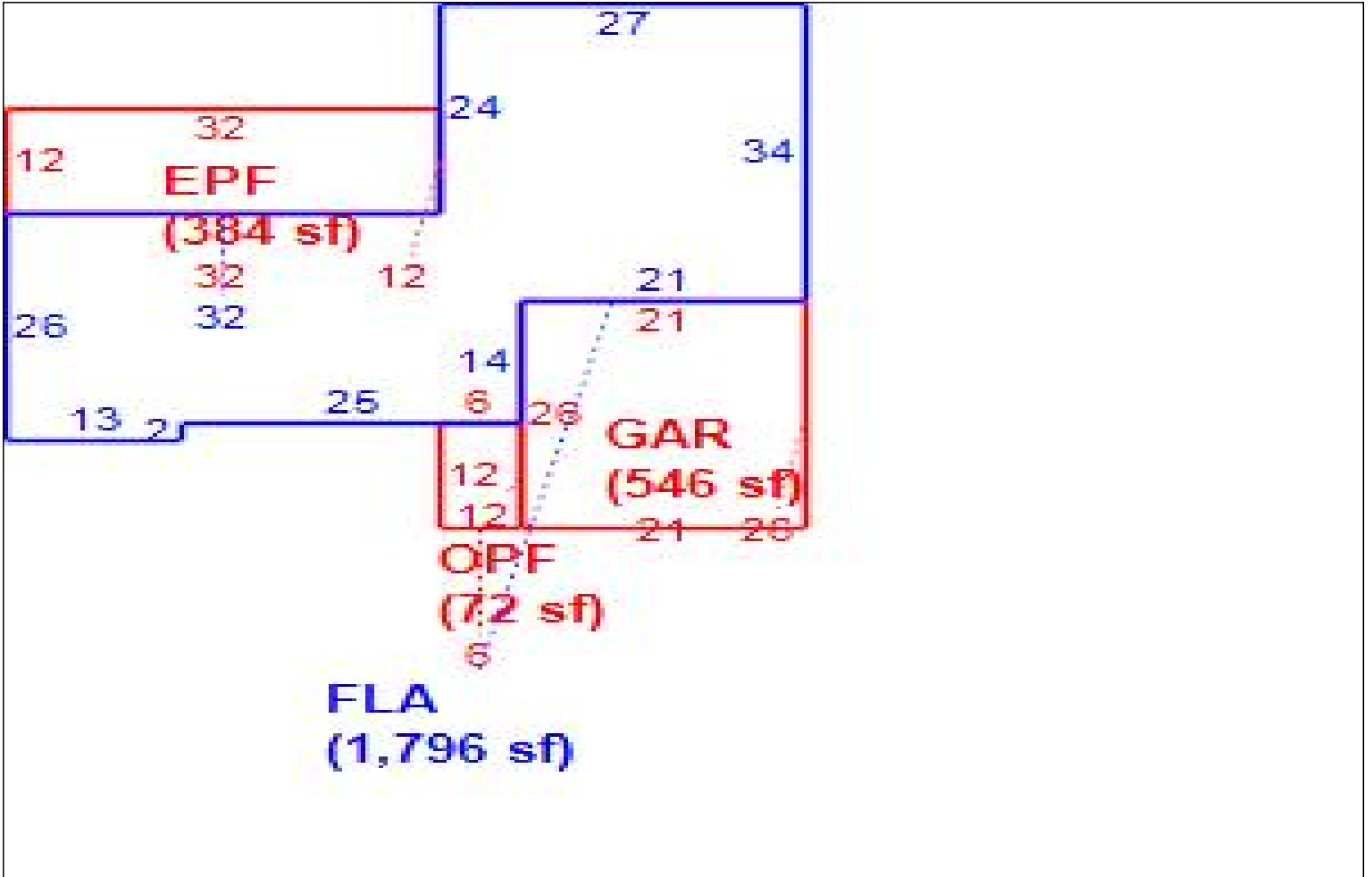
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	37 PALM DR	FL	34797
YALAHA			
Mill Group	0001	NBHD	5034
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 SPRINGS BATH & YACHT CLUB UNIT 1 LOT 15 PB 14 PG 27 ORB 4937 PG 1720

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	35,000.00	0.0000	1.90	1.000	1.000	0	66,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,500		
Classified Acres		0		Classified JV/Mkt		66,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 220,245 Deprec Bldg Value 200,423 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	384	0	1980	1796	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,796	1,796	1,796	96.14	220,245	Quality Grade	650	Half Baths	0
GAR	GARAGE FINISH	0	546	0	VG	91.00	Wall Type	02	Heat Type	6
OPF	OPEN PORCH FINISHE	0	72	0	0	0	Foundation	3	Fireplaces	1
TOTALS		1,796	2,798	1,796	200,423	200,423	Roof Cover	3	Type AC	03

Alternate Key 1735327
 Parcel ID 17-20-25-0300-000-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0629 Subject
 PRC Run: 11/25/2024 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	
1989	38951	05-01-1988	12-01-1988	1,541	0000	VINYL WINDOWS U EXST ROOF			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4262	0481	12-31-2012	WD	U	U	I	107,500			
	1923	0969	03-19-2001	WD	U	M	I	1			
	0892	1012	10-01-1986	WD	Q	Q	I	95,000			
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	
66,500	200,423	0	266,923	11973	254950	0.00	254950	266923	266,923	

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 1735360
 Parcel ID 17-20-25-0300-000-12100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0629 Comp 1
 PRC Run: 11/25/2024 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	
2002	00001	01-01-2001	06-11-2002	1	0000	SALE-CHECK VALUE			
1994	9304587	08-01-1993	12-01-1993	2,000	0000	REROOF RES			
1994	9303981	07-01-1993	12-01-1993	3,500	0000	CHNGE HIP (ROOF?)			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
202306686	6154	1224	06-01-2023	WD	U	30	I	305,300	039	HOMESTEAD	2024	25000
2023034422	6114	0592	03-24-2023	WD	Q	01	I	299,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022087825	5981	0527	06-01-2022	WD	U	37	I	334,300				
2016102094	4842	1155	09-06-2016	WD	Q	Q	I	80,000				
	1997	0529	08-24-2001	WD	Q	Q	I	103,000				
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	
66,500	185,415	0	251,915	0	251915	50,000.00	201915	226915	251,915	

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Alternate Key 1275458
Parcel ID 17-20-25-0200-000-03300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0629 Comp 2
PRC Run: 11/25/2024 By

Card # 1 of 1

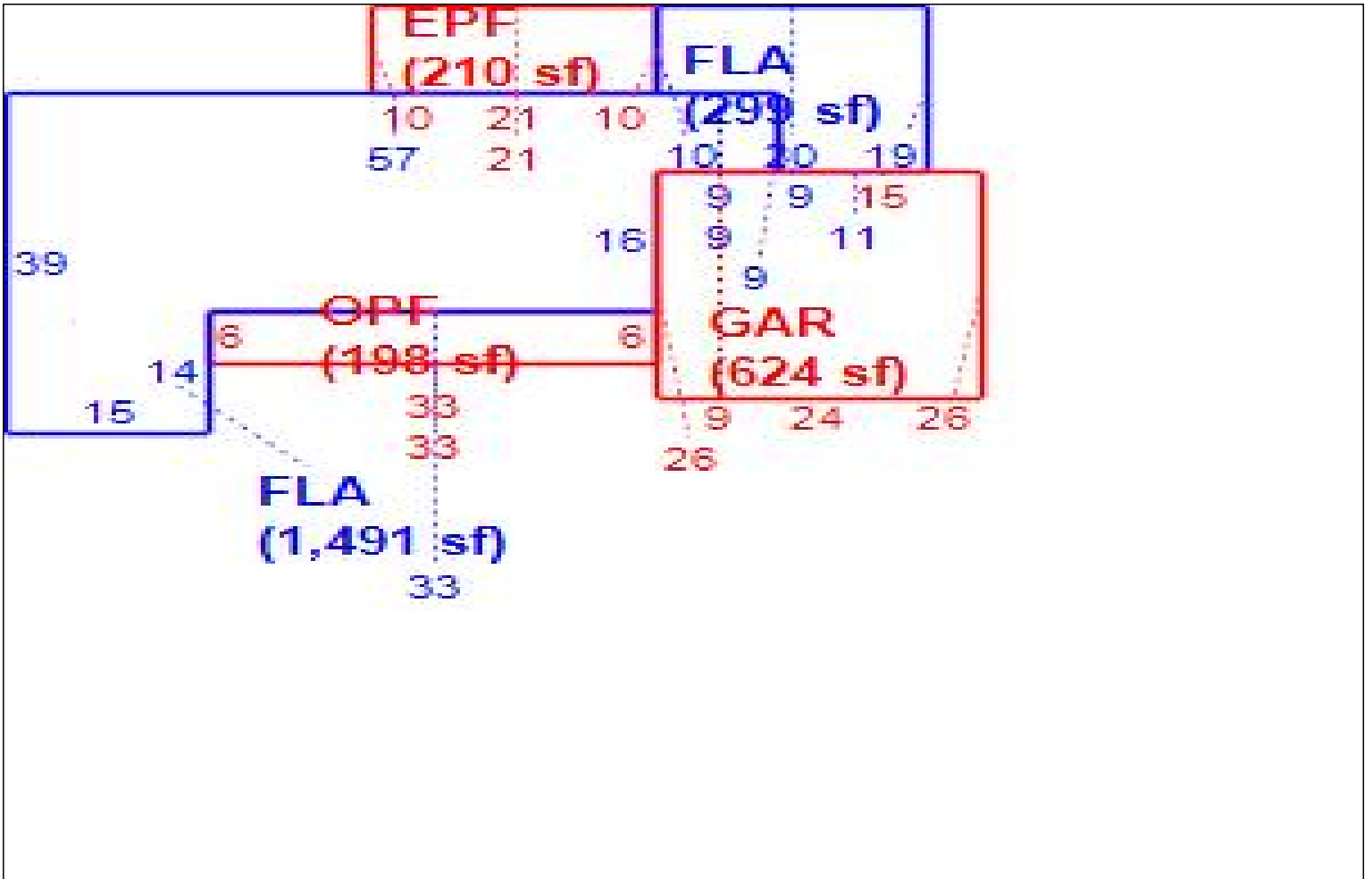
Current Owner		
BREITENBRUCK SCOTT M & DIANA L LIFE		
4 S CANAL DR		
YALAHA	FL	34797

Property Location			
Site Address 4 S CANAL DR			
YALAHA		FL 34797	
Mill Group	0001	NBHD	5034
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	10-26-202

Legal Description
SPRINGS BATH & YACHT CLUB UNIT 3 LOTS 33, 37 PB 14 PG 54 ORB 6179 PG 35 ORB 6211 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	35,000.00	0.0000	1.90	1.260	1.000	0	83,790
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		83,790		
Classified Acres		0		Classified JV/Mkt		83,790		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 181,440 Deprec Bldg Value 172,368 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	2
EPF	ENCLOSED PORCH FIN	0	210	0	1978	1790	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,790	1,790	1790	Base Rate	79.37	Quality Grade	630	Half Baths	0
GAR	GARAGE FINISH	0	624	0	Building RCN	181,440	Wall Type	01	Heat Type	6
OPF	OPEN PORCH FINISHE	0	198	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,790	2,822	1,790	% Good	95.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	172,368				

Alternate Key 1275458
 Parcel ID 17-20-25-0200-000-03300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0629 Comp 2
 PRC Run: 11/25/2024 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
COMP 30 COMP 2									

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	2024031611	04-01-2024		17,000	0002	PATIO			
2025	2024030185	03-14-2024		11,000	0003	SHED METAL 12X16			
2017	IMPS	01-01-2016	03-28-2017	1	0008	CK IMPS SEE NOTES	03-28-2017		
2016	2015100440	10-20-2015	03-24-2016	14,200	0002	CONV SCRNM RM INTO CAT III SUNROO	03-28-2016		
2011	2008090503	01-01-2010	03-04-2011	4,800	0002	REPL DOOR W/WINDOWS FOR 2011	03-04-2011		
2010	2008090503	05-14-2009	04-21-2010	4,800	0002	REPL DOOR W/WINDOWS			
2009	2008090503	09-23-2008	05-14-2009	4,800	0000	REPL DOOR W/WINDOWS			
2005	2004050640	05-14-2004	12-02-2004	3,715	0000	REPLACE SCRNM RM			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113233	6211	0278	09-12-2023	LE	U	11	I	100	003	DISABILITY VETERAN	2024	5000
2023087102	6179	0035	07-17-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
2021074781	5719	1459	05-04-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	1086	2489	11-01-1990	WD	Q	Q	I	96,000				
	0766	1465	09-01-1982	WD	U	U	V	1				
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
83,790	172,368	0	256,158	106028	150130	55,000.00	95130	120130	256,158

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Alternate Key 1275351
Parcel ID 17-20-25-0200-000-01000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0629 Comp 3
PRC Run: 11/25/2024 By

Card # 1 of 1

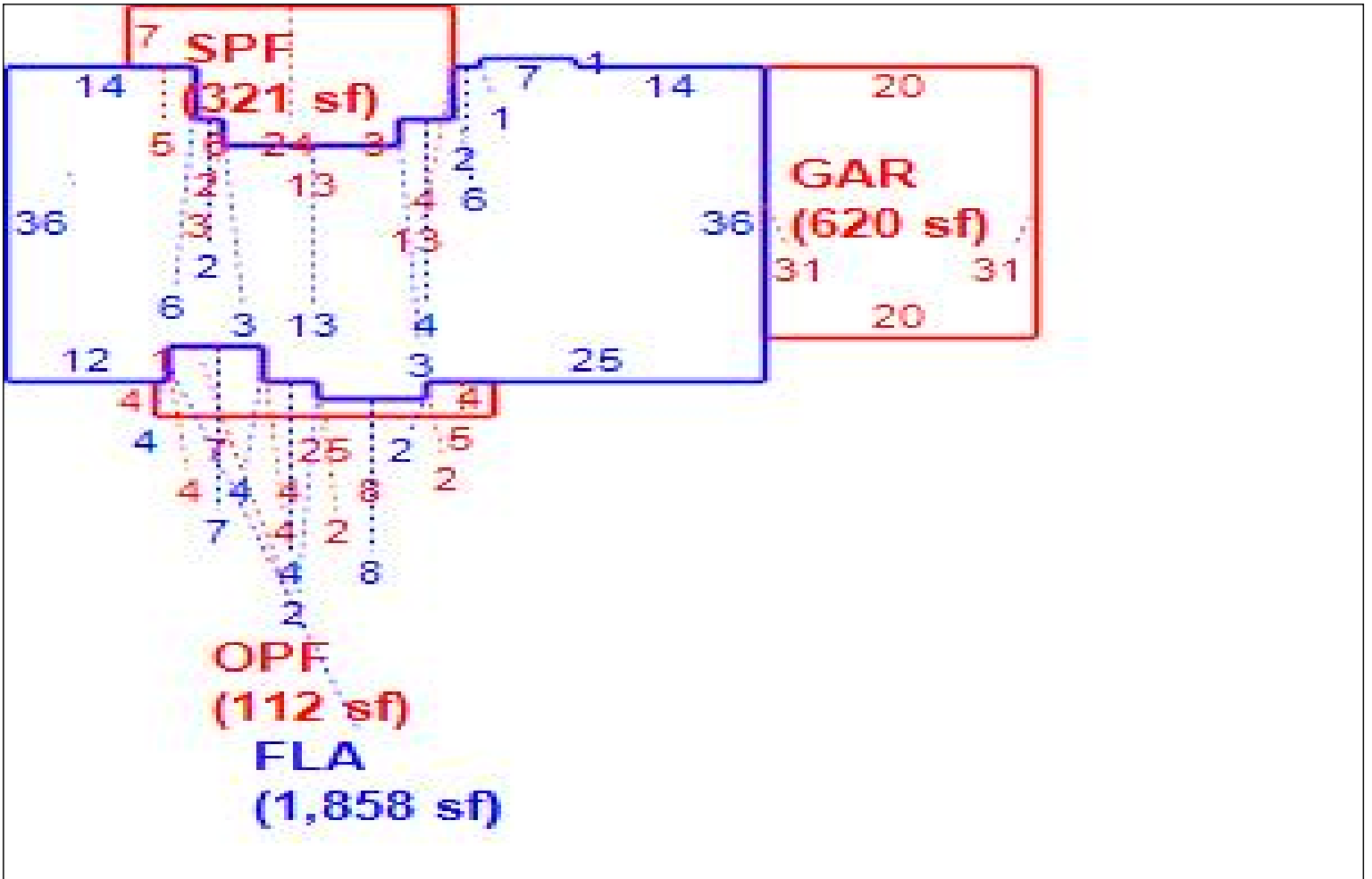
Current Owner		
WALTER G MILLS REVOCABLE TRUST		
1767 LAKEWOOD RANCH BLVD # 361		
BRADENTON	FL	34211

Property Location			
Site Address 2 PINE CT			
YALAHA		FL 34797	
Mill Group	0001	NBHD	5034
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SPRINGS BATH & YACHT CLUB UNIT 3 LOT 10 PB 14 PG 54 ORB 6094 PG 19

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	35,000.00	0.0000	1.90	1.000	1.000	0	66,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,500		
Classified Acres		0		Classified JV/Mkt		66,500		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 194,792 Deprec Bldg Value 188,948 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,858	1,858	1858	Effective Area	1858	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	620	0	Base Rate	83.20	Quality Grade	630	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	112	0	Building RCN	194,792	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	321	0	Condition	EX	Foundation	3	Fireplaces	1	
						% Good	97.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,858	2,911	1,858	Building RCNLD	188,948					

Alternate Key 1275351
 Parcel ID 17-20-25-0200-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0629 Comp 3
 PRC Run: 11/25/2024 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	
2025	2024060613	06-21-2024		11,000	0002	CONV LANAI TO CAT III SUNROOM			
2001	10	11-02-2000	12-01-2000	10	0000	CK VALUE FOR OWNER			
2000	9901189	02-09-1999	12-01-1999	113,000	0000	SFR/2 PINE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023018020	6094	0019	02-15-2023	WD	Q	01	I	360,000				
	1721	0940	06-02-1999	QC	U	U	V	0				
	1378	1670	07-01-1995	WD	Q	Q	V	12,000				
	1018	0835	06-01-1989	WD	Q	Q	V	13,500				
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	
66,500	188,948	0	255,448	0	255448	0.00	255448	255448	255,448	

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