



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3783455

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 # (2024-0694), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (INV_HOME; 2018-2 IH Borrower LP), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (16220 North Scottsdale Rd, Ste 650), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com), 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 #	2024-0694	Alternate Key: 3783455	Parcel ID: 17-22-26-0300-000-04700
Petitioner Name	Robert Peyton, Ryan LLC	Property Address	366 PEBBLE CT MINNEOLA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 358,063	\$ 358,063
2. Assessed or classified use value, *if applicable		\$ 245,000	\$ 245,000
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 245,000	\$ 245,000

*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
AK#	3783455	3783424	3783437	3783439
Address	366 PEBBLE CT MINNEOLA	388 BRIMMING LAKE RD MINNEOLA	336 BRIMMING LAKE RD MINNEOLA	335 PEBBLE CT MINNEOLA
Proximity		0.31 Miles	0.12 Miles	0.07 Miles
Sales Price		\$344,000	\$342,500	\$399,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.00%	2.00%
Adjusted Sale		\$297,904	\$291,125	\$347,130
\$/SF FLA	\$191.07 per SF	\$193.95 per SF	\$236.30 per SF	\$203.71 per SF
Sale Date		8/11/2023	12/21/2023	7/14/2023
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	1,874	1,536	16900	1,232	32100	1,704	8500
Year Built	2000	2001		1999		2000	
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	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
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	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 5.7%	16900	Net Adj. 11.0%	32100	Net Adj. 2.4%	8500
		Gross Adj. 5.7%	16900	Gross Adj. 11.0%	32100	Gross Adj. 2.4%	8500
Adj. Sales Price	Market Value \$358,063	Adj Market Value	\$314,804	Adj Market Value	\$323,225	Adj Market Value	\$355,630
	Value per SF 191.07						

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: [REDACTED]

DATE [REDACTED]

2024-0694 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3783455	366 PEBBLE CT MINNEOLA	-
2	Comp 3	3783439	335 PEBBLE CT MINNEOLA	0.07
3	Comp 2	3783437	336 BRIMMING LAKE RD MINNEOLA	0.12
4	Comp 1	3783424	388 BRIMMING LAKE RD MINNEOLA	0.31
5				
6				
7				
8				

Alternate Key 3783455
Parcel ID 17-22-26-0300-000-04700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0694 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

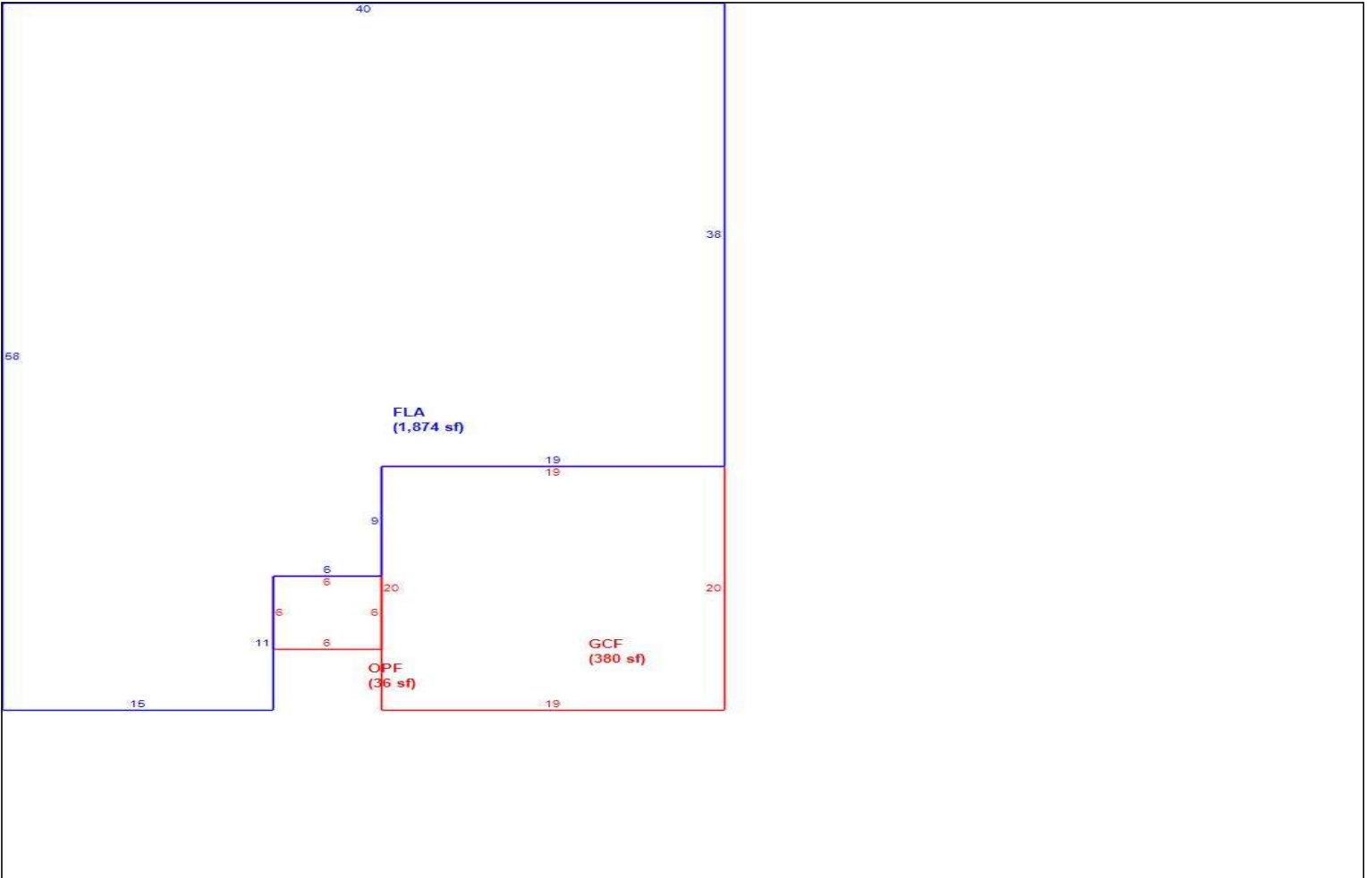
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 366 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 47 PB 40 PG 97-99 ORB 4582 PG 891 ORB 5107 PG 1533

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 293,547
Deprec Bldg Value 270,063		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	1,874	1,874	1874	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	131.95	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	293,547	Wall Type	03	Heat Type	6
					Condition G	Foundation	3	Fireplaces	0
					% Good 92.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
TOTALS		1,874	2,290	1,874	Building RCNLD 270,063				

Alternate Key 3783455
 Parcel ID 17-22-26-0300-000-04700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0694 Subject
 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100				
	4582	0891	01-29-2015	WD	U	M	I	100				
	4377	1301	08-22-2013	CT	U	U	I	99,500				
	2908	1153	07-15-2005	WD	Q	Q	I	251,000				
	1838	0621	07-05-2000	WD	Q	Q	I	110,600				
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	
88,000	270,063	0	358,063	113063	245000	0.00	245000	358063	331,302	

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 3783424
 Parcel ID 17-22-26-0300-000-01600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0694 Comp 1
 PRC Run: 12/9/2024 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	
2017	611-16-10	09-20-2016	04-03-2017	3,675	0003	SCRN RM	04-03-2017		
2005	SALE	01-01-2004	05-13-2005	1	0000	CHECK VALUES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023099586	6195	0383	08-11-2023	WD	Q	01	I	344,000				
2023064679	6151	1773	05-28-2023	WD	U	37	I	320,600				
2021019226	5641	0481	02-08-2021	WD	Q	01	I	237,000				
	2698	0248	11-03-2004	WD	Q	Q	I	155,000				
	2076	1851	02-22-2002	WD	Q	Q	I	106,900				
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
88,000	230,347	0	318,347	0	318347	0.00	318347	318347	293,129

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Alternate Key 3783437
Parcel ID 17-22-26-0300-000-02900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0694 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

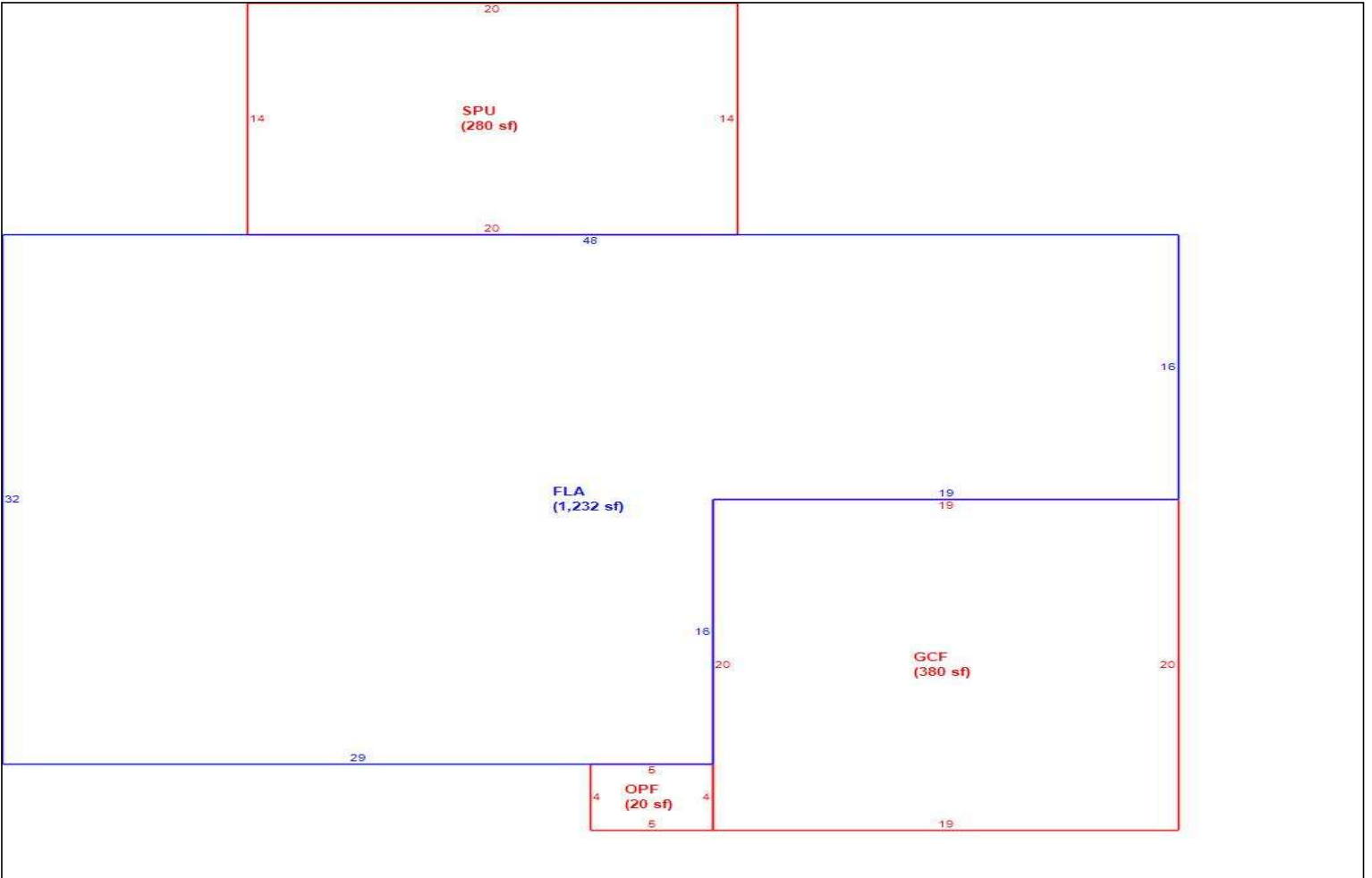
Current Owner		
LOY NICOLE		
336 BRIMMING LAKE RD		
MINNEOLA	FL	34715

Property Location			
Site Address 336 BRIMMING LAKE RD			
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 29 PB 40 PG 97-99 ORB 6263 PG 2245

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 217,157	Deprec Bldg Value 210,642	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	3
FLA	FINISHED LIVING AREA	1,232	1,232	1232	1999	1232	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0		137.53	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0		217,157	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	280	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,232	1,912	1,232		97.00	Roof Cover	3	Type AC	03
					Building RCNLD	210,642				

Alternate Key 3783437
 Parcel ID 17-22-26-0300-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0694 Comp 2
 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	
2018	670-17-08	08-01-2017	04-04-2018	5,008	0002	SCRN RM 14X20	04-04-2018		
2000	9902090	02-24-1999	12-01-1999	65,000	0000	SFR/336 BRIMMING LK RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023157226	6263	2245	12-21-2023	WD	Q	01	I	342,500	039	HOMESTEAD	2024	25000
2018067069	5122	2039	06-07-2018	WD	Q	Q	I	204,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017057881	4950	1099	05-23-2017	WD	Q	Q	I	180,000				
	3837	0572	10-29-2009	WD	Q	Q	I	94,000				
	3788	1913	06-18-2009	WD	U	U	I	79,000				
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	
88,000	210,642	0	298,642	0	298642	50,000.00	248642	273642	274,333	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0694 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

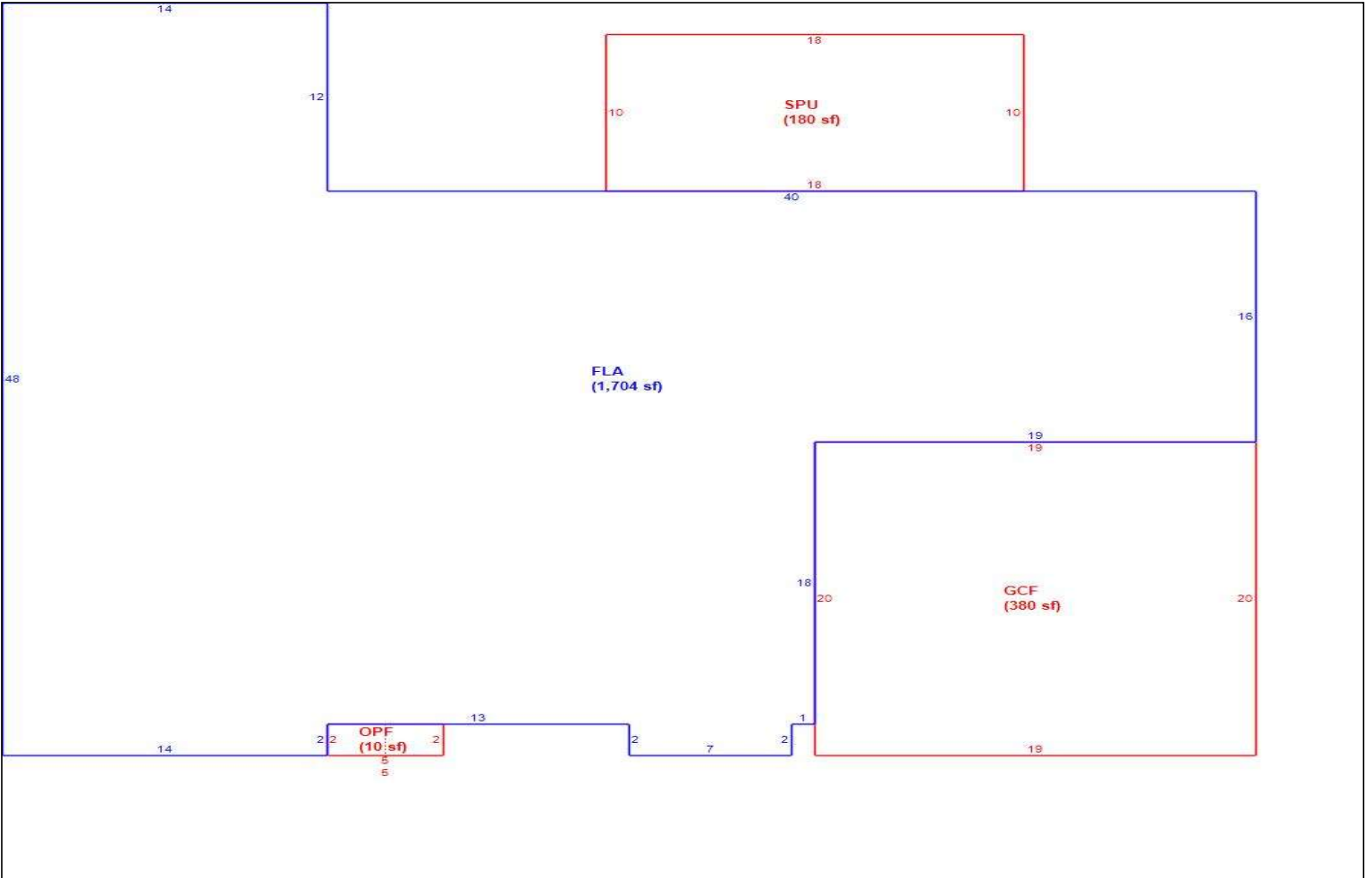
Current Owner		
FERMIN EDRIANA B & ROGERIO DE SOUZA		
335 PEBBLE CT		
MINNEOLA	FL	34715

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	2000	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,704	1,704	1704	Effective Area	1704	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	Base Rate	132.51	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	10	0	Building RCN	273,392	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,704	2,274	1,704	Building RCNLD	265,190					

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0694 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	
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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