



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3792018

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 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

<b>Petition #</b> 2024-0697	Alternate Key: 3792018	Parcel ID: 17-22-26-0505-000-16000
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 881 SCENIC VIEW CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 341,175	\$ 341,175
<b>2. Assessed or classified use value, *if applicable</b>	\$ 283,950	\$ 283,950
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 283,950	\$ 283,950

\*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
<b>AK#</b>	3792018	3774788	3783439	3774779
<b>Address</b>	881 SCENIC VIEW CIR MINNEOLA	1040 ARBOR HILL CIR MINNEOLA	335 PEBBLE CT MINNEOLA	1010 ARBOR HILL CIR MINNEOLA
<b>Proximity</b>		0.39 Miles	0.49 Miles	0.34 Miles
<b>Sales Price</b>		\$370,000	\$399,000	\$365,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	2.00%	3.20%
<b>Adjusted Sale</b>		\$326,340	\$347,130	\$321,930
<b>\$/SF FLA</b>	\$201.40 per SF	\$208.39 per SF	\$203.71 per SF	\$210.00 per SF
<b>Sale Date</b>		4/11/2023	7/14/2023	4/24/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,694	1,566	6400	1,704	-500	1,533	8050
<b>Year Built</b>	2000	1998		2000		1997	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	Y	N	20000	N	20000	N	20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 8.1%	26400	Net Adj. 5.6%	19500	Net Adj. 8.7%	28050
		Gross Adj. 8.1%	26400	Gross Adj. 5.9%	20500	Gross Adj. 8.7%	28050
<b>Adj. Sales Price</b>	Market Value <b>\$341,175</b> Value per SF 201.40	Adj Market Value <b>\$352,740</b>		Adj Market Value <b>\$366,630</b>		Adj Market Value <b>\$349,980</b>	

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]



Alternate Key 3792018  
 Parcel ID 17-22-26-0505-000-16000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0697 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

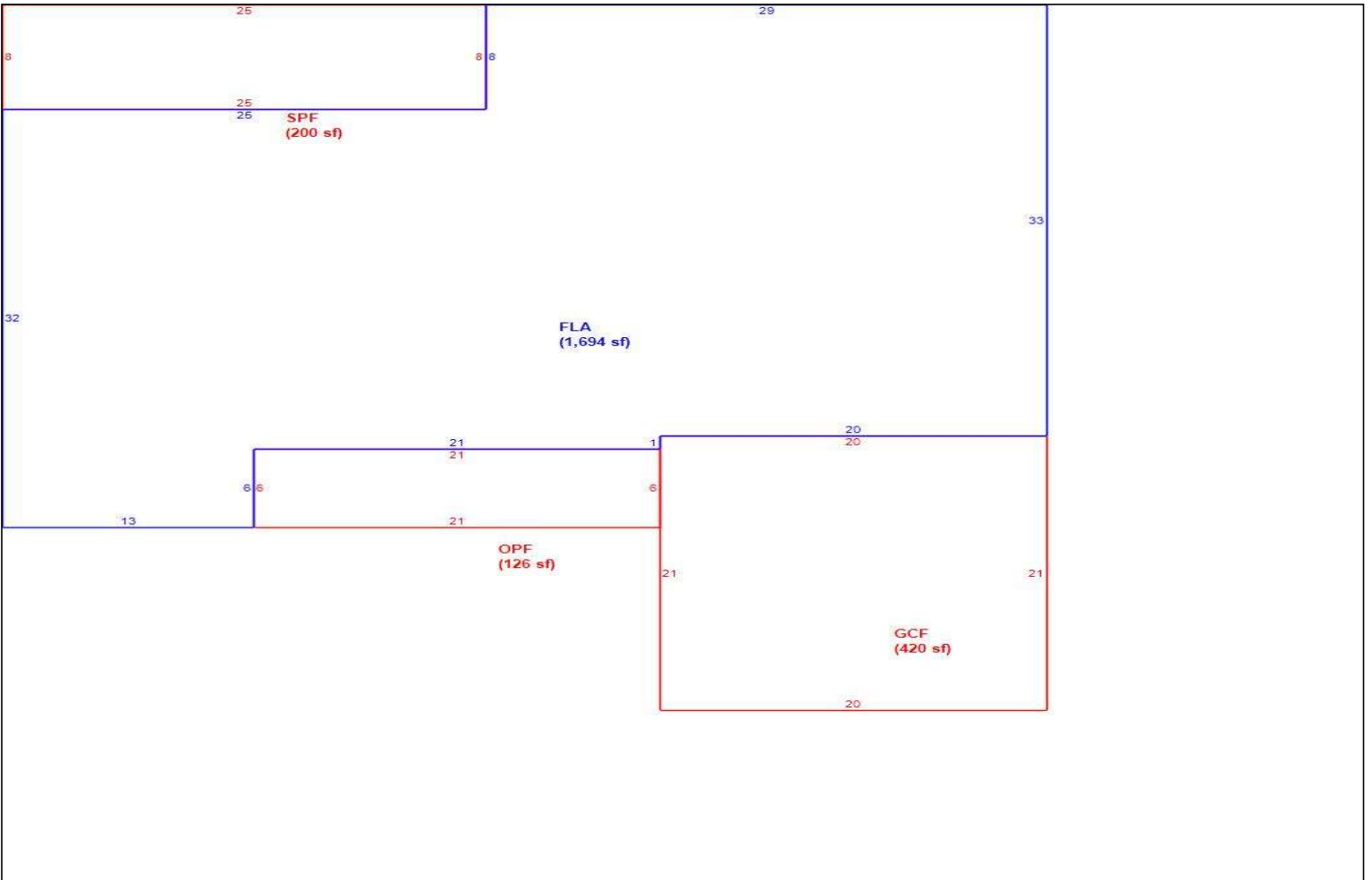
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 881 SCENIC VIEW CIR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 MINNEOLA, EASTRIDGE PHASE II SUB LOT 160 PB 43 PGS 4-6 ORB 4614 PG 732 ORB 4649 PG 2339 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 260,127 Deprec Bldg Value 239,317 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	1,694	1,694	1694	2000	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		124.51	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0		260,127	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	200	0			Foundation	3	Fireplaces	0
TOTALS		1,694	2,440	1,694		239,317	Roof Cover	3	Type AC	03

Alternate Key 3792018  
Parcel ID 17-22-26-0505-000-16000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0697 Subject  
PRC Run: 12/9/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	264.00	SF	35.00	2005	2005	9240.00	85.00	7,854
PLD2	POOL/COOL DECK	363.00	SF	5.38	2005	2005	1953.00	70.00	1,367
SEN2	SCREEN ENCLOSED STRUCTURE	1266.00	SF	3.50	2005	2005	4431.00	55.00	2,437
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2005	2005	4000.00	55.00	2,200

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	711-05-12	12-16-2005	04-24-2006	4,100	0000	SCRN ENCL			
2006	3680505BE	04-22-2005	04-24-2006	35,000	0000	SWIMMING POOL			
2001	1	10-10-2000	03-05-2001	10	0000	SFR			

<b>Sales Information</b>								<b>Exemptions</b>			
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			
	4649	2339	07-01-2015	MI	U	M	I	100			
	4614	0732	04-10-2015	WD	U	M	I	100			
	4385	0072	07-17-2013	CT	U	U	I	136,000			
	1867	1548	09-29-2000	WD	Q	Q	I	121,900			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	239,317	13,858	341,175	57225	283950	0.00	283950	341175	330,879	

\*\*\*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 3774788  
 Parcel ID 17-22-26-2000-000-03400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0697 Comp 1  
 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	
2014	315-13-09	09-09-2013	04-01-2014	10,223	0002	REROOF SHINGLE	04-01-2014		
2004	SALE	01-01-2003	04-23-2004	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023041898	6123 1624	04-11-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000	
2022057871	5944 0560	04-22-2022	WD	Q	01	I	265,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021163141	5843 2107	11-15-2021	QC	U	11	I	100					
2019060773	5287 1194	05-30-2019	WD	Q	Q	I	239,900					
	4131 1956	02-23-2012	WD	U	U	I	91,000					
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	250,082	0	338,082	0	338082	50,000.00	288082	313082	312,289	

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0697 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

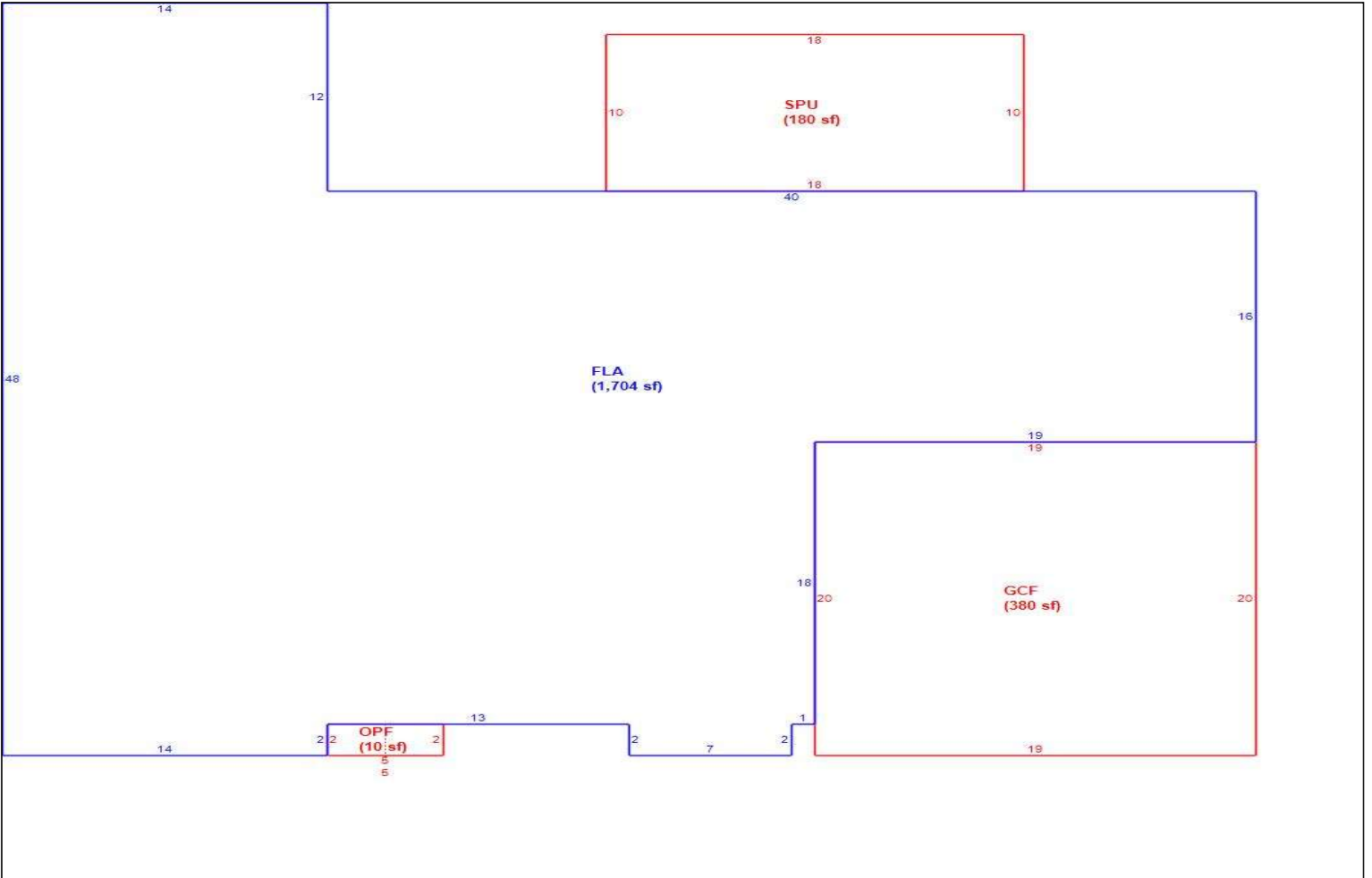
Current Owner		
FERMIN EDRIANA B & ROGERIO DE SOUZA		
335 PEBBLE CT		
MINNEOLA	FL	34715

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

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0697 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	
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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Alternate Key 3774779  
Parcel ID 17-22-26-2000-000-02700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0697 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

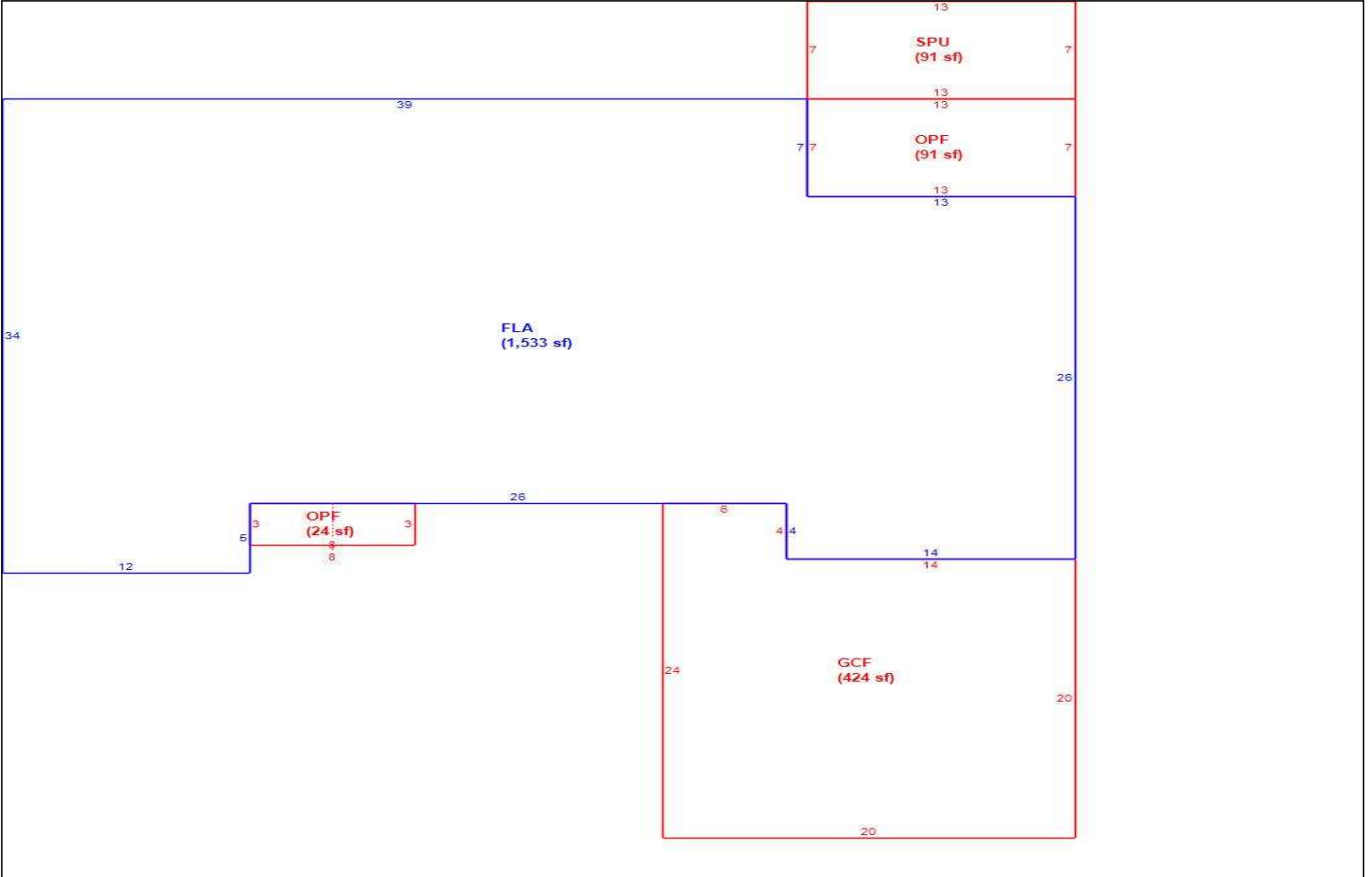
Current Owner		
HERNANDEZ CARLOS J & DIAMOND E		
1010 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 1010 ARBOR HILL CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, THE ARBORS PHASE I SUB LOT 27 PB 38 PG 63 ORB 6132 PG 2326

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 254,723 Deprec Bldg Value 247,081 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Area	Gross Area	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,533	1,533	1533	Effective Area	1533	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	424	0	Base Rate	134.16	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	115	0	Building RCN	254,723	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	91	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,533	2,163	1,533	Building RCNLD	247,081					

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		
2014	SALE	01-01-2013	05-14-2014	1	0099	CHECK VALUE	04-01-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049483	6132	2326	04-24-2023	WD	Q	01	I	365,000				
2023027724	6105	2153	03-09-2023	WD	Q	01	I	325,000				
2019026370	5246	1494	03-01-2019	WD	Q	Q	I	230,000				
2019005080	5223	0598	01-08-2019	PO	U	U	I	0				
	4348	0752	06-28-2013	WD	Q	Q	I	139,000				
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	247,081	0	335,081	0	335081	0.00	335081	335081	309,426	

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