



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3592786

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 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0701	Alternate Key: 3592786	Parcel ID: 17-22-26-1210-000-09000
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 837 ELM FOREST DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 341,998	\$ 341,998
2. Assessed or classified use value, *if applicable	\$ 289,320	\$ 289,320
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 289,320	\$ 289,320

*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#	3592786	3590821	3726383	3726723
Address	837 ELM FOREST DR MINNEOLA	813 FORESTWOOD DR MINNEOLA	913 ROANOKE DR MINNEOLA	876 HIGH POINTE CIR MINNEOLA
Proximity		0.21 Miles	0.24 Miles	0.37 Miles
Sales Price		\$375,000	\$346,000	\$430,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.60%	3.20%
Adjusted Sale		\$323,250	\$299,636	\$379,260
\$/SF FLA	\$190.53 per SF	\$175.39 per SF	\$170.25 per SF	\$218.22 per SF
Sale Date		9/11/2023	8/31/2023	4/7/2023
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	1,795	1,843	-2400	1,760	1750	1,738	2850
Year Built	1994	1995		1997		1996	
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	Y	-20000
Fireplace	1	0	2500	0	2500	0	2500
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. 0.0%	100	Net Adj. 1.4%	4250	-Net Adj. 3.9%	-14650
		Gross Adj. 1.5%	4900	Gross Adj. 1.4%	4250	Gross Adj. 6.7%	25350
Adj. Sales Price	Market Value \$341,998	Adj Market Value	\$323,350	Adj Market Value	\$303,886	Adj Market Value	\$364,610
	Value per SF 190.53						

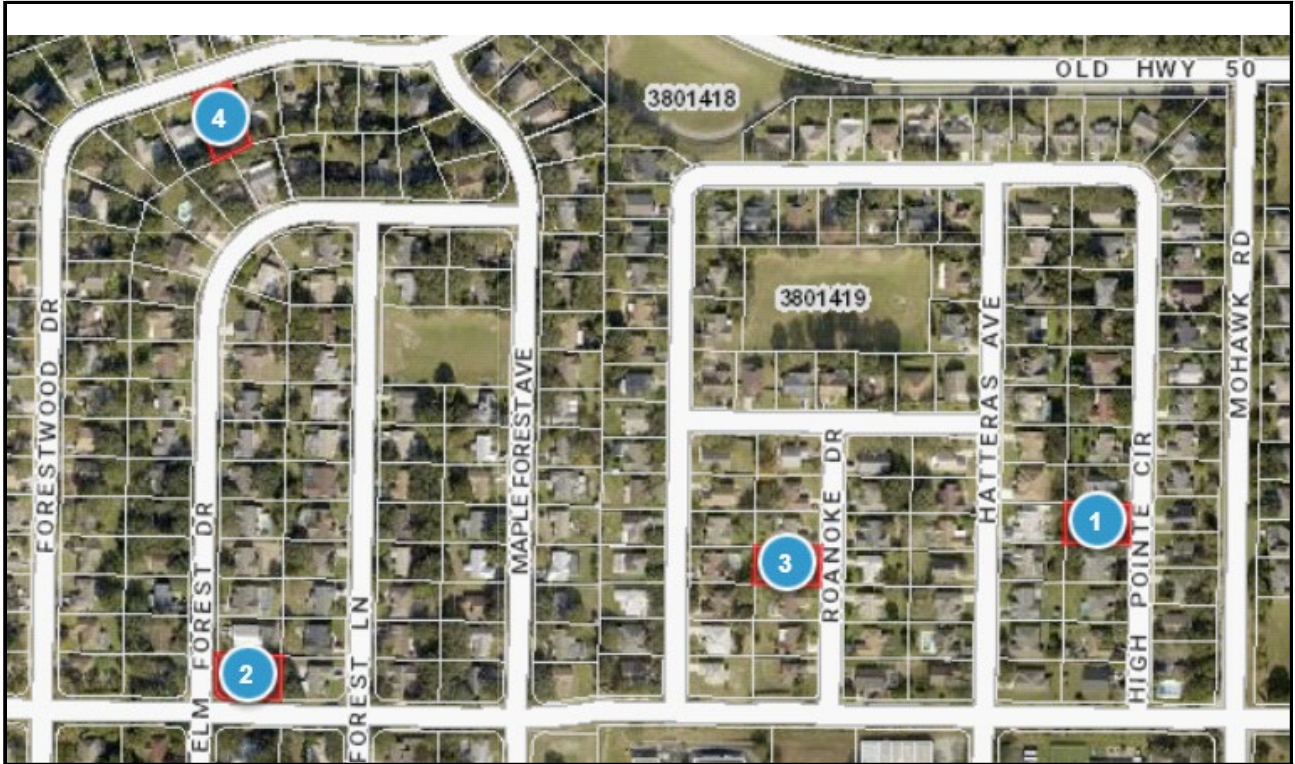
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0701 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3726723	876 HIGH POINTE CIR MINNEOLA	0.37
2	Subject	3592786	837 ELM FOREST DR MINNEOLA	-
3	Comp 2	3726383	913 ROANOKE DR MINNEOLA	0.24
4	Comp 1	3590821	813 FORESTWOOD DR MINNEOLA	0.21
5				
6				
7				
8				

Alternate Key 3592786
Parcel ID 17-22-26-1210-000-09000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0701 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

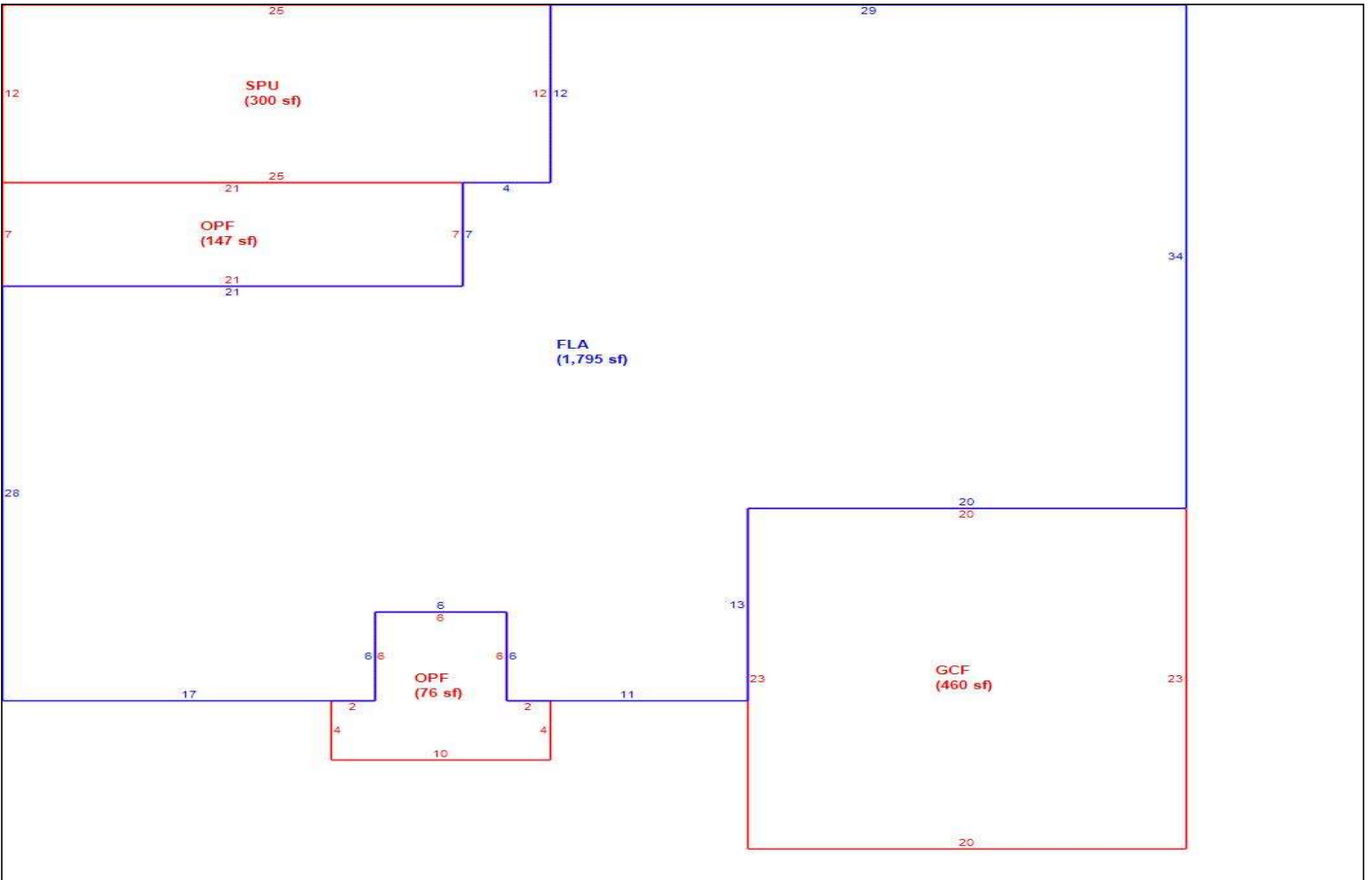
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 837 ELM FOREST DR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 90 PB 35 PG 10 ORB 4935 PG 652

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 276,085
		Deprec Bldg Value 253,998	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,795	1,795	1795	Effective Area	1795	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	124.19	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	223	0	Building RCN	276,085	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	300	0	Condition	VG	Foundation	3	Fireplaces	1
		% Good	92.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,795	2,778	1,795	Building RCNLD	253,998				

Alternate Key 3592786
 Parcel ID 17-22-26-1210-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0701 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	
2006 1995	SALE 9401793	01-01-2005 04-01-1994	04-12-2006 12-01-1994	1 65,088	0000 0000	CHECK VALUES SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017044907	4935	0652	04-24-2017	WD	Q	Q	I	182,000				
	4045	0492	06-08-2011	WD	U	U	I	116,000				
	4007	0560	01-20-2011	WD	U	U	I	193,800				
	3041	2077	12-16-2005	WD	Q	Q	I	255,000				
	2456	0966	11-04-2003	WD	U	U	I	0				
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	253,998	0	341,998	52678	289320	0.00	289320	341998	331,901	

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 3590821
 Parcel ID 17-22-26-1205-000-04400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0701 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 2

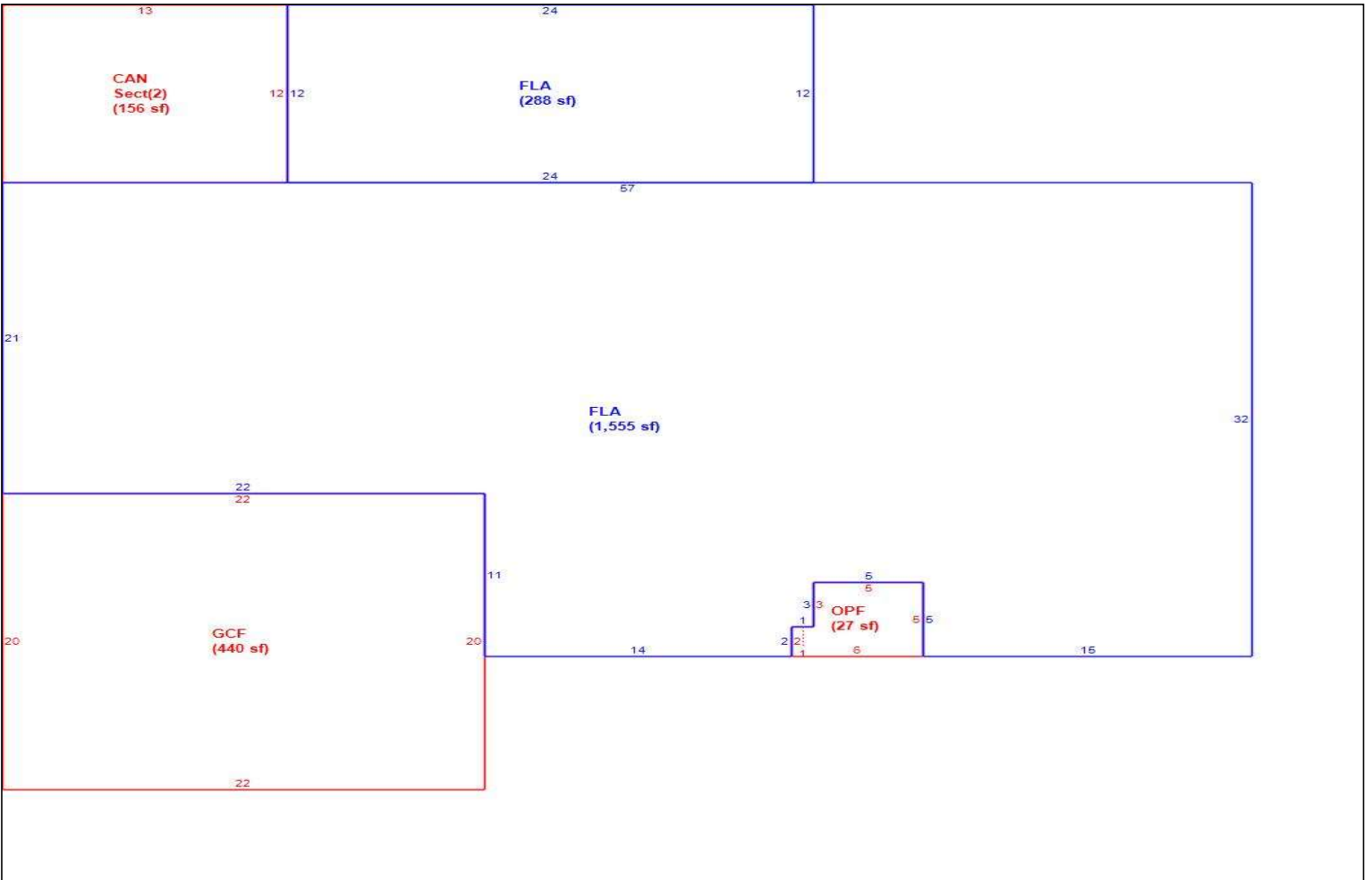
Current Owner		
TIWARI CHANDI		
813 FORESTWOOD DR		
MINNEOLA	FL	34715

Property Location		
Site Address 813 FORESTWOOD DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 04-22-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 44 PB 35 PGS 8-9 ORB 6210 PG 1617

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 2	Replacement Cost 273,676
Deprec Bldg Value 251,782		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	1,843	1,843	1843	1995	1843	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	124.05	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	27	0	Building RCN	273,676	Condition	VG	Heat Type	6
				% Good		92.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	251,782	Roof Cover	3
TOTALS		1,843	2,310	1,843	Building RCNLD	251,782	Roof Cover	3	Type AC	03

Alternate Key 3590821
Parcel ID 17-22-26-1205-000-04400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0701 Comp 1
PRC Run: 12/9/2024 By
Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	160.00	SF	7.50	2009	2009	1200.00	40.00	480

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	04-22-2022	1	0099	CHECK VALUE			
2014	392-13-10	10-24-2013	04-03-2014	6,400	0002	REROOF SHINGLE	04-03-2014		
2006	546-05-09	08-31-2005	06-12-2006	1,700	0000	SHED 8X12			
1996	9403176	03-01-1995	12-01-1995	54,512	0000	SFR			
1995	9403176	07-01-1994	12-01-1994	54,512	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112916	6210	1617	09-11-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2021137353	5808	1552	09-29-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021067468	5710	0126	04-30-2021	WD	U	37	I	316,500				
2018045194	5097	0829	04-12-2018	QC	U	U	I	75,900				
	1481	0214	11-01-1996	WD	Q	Q	I	86,000				
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	256,678	480	345,158	0	345158	50,000.00	295158	320158	335,070	

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 3726383
Parcel ID 17-22-26-0805-000-06100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0701 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

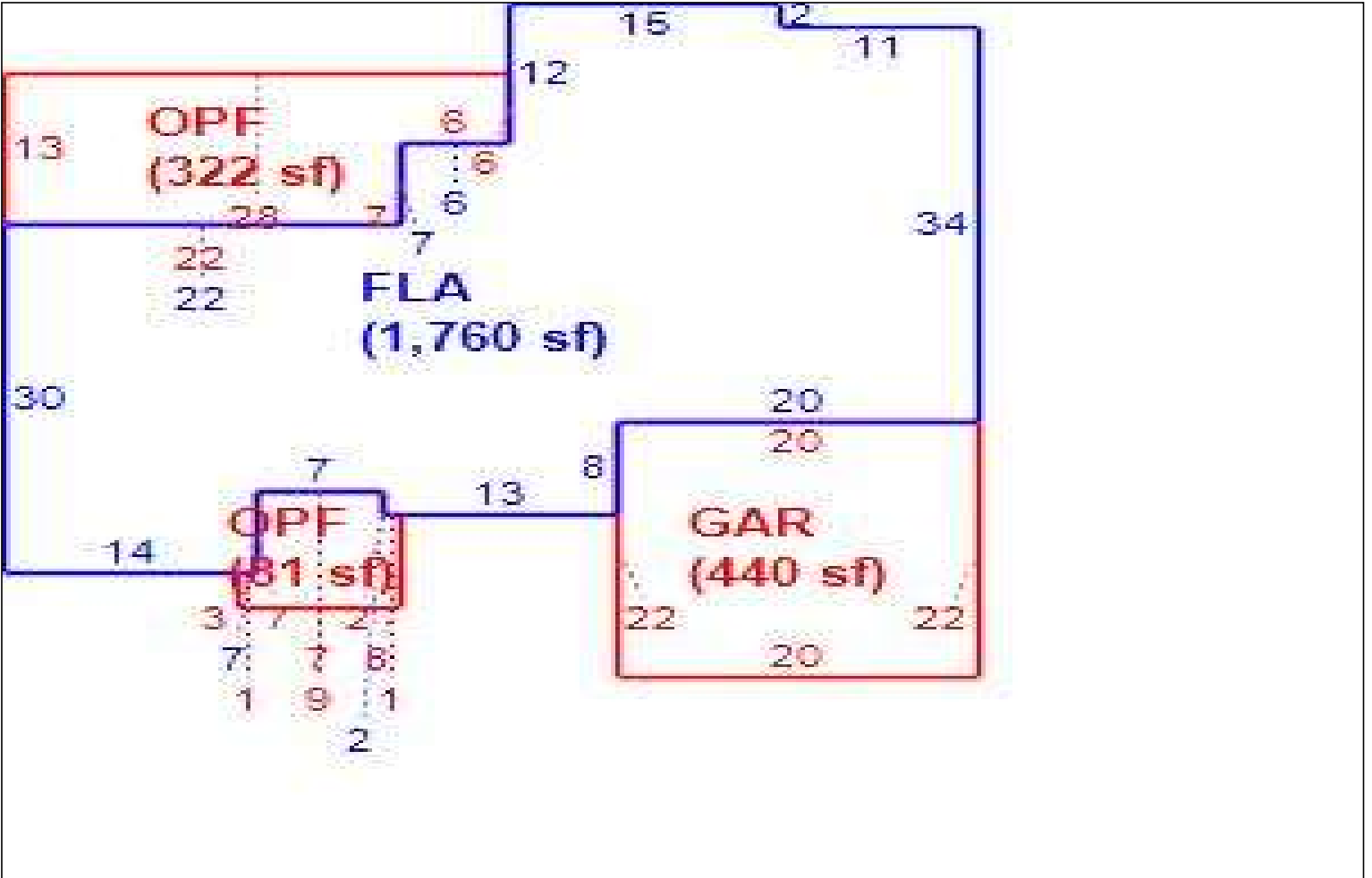
Current Owner	
SANDARGAS DON P & VICKY L	
10425 LAKE LOUISA RD	
CLERMONT	FL 34711-8938

Property Location			
Site Address 913 ROANOKE DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 61 PB 37 PGS 19-20 ORB 6206 PG 2153

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 268,862
		Deprec Bldg Value	260,796
		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	1,760	1,760	1760	1997				
GAR	GARAGE FINISH	0	440	0	Effective Area	1760	No Stories	1.00	Full Baths
OPF	OPEN PORCH FINISHE	0	403	0	Base Rate	124.29	Quality Grade	690	Half Baths
TOTALS					Building RCN	268,862	Wall Type	03	Heat Type
					Condition	EX	Foundation	3	Fireplaces
					% Good	97.00	Roof Cover	3	Type AC
					Functional Obsol	0			
					Building RCNLD	260,796			

Alternate Key 3726383
 Parcel ID 17-22-26-0805-000-06100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0701 Comp 2
 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	
2020	0899-19-10	10-21-2019	04-02-2020	5,985	0002	REPL WINDOWS 5			
1998	9781133	08-01-1997	12-01-1997	101,166	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023109708	6206	2153	08-31-2023	WD	Q	01	346,000					
2023109707	6206	2151	08-28-2023	QC	U	11	100					
2023048822	6132	0097	03-15-2023	QC	U	11	100					
2019087951	5321	1658	07-25-2019	WD	Q	Q	241,000					
	1607	2220	04-30-1998	WD	Q	Q	109,200					
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	
88,000	260,796	0	348,796	0	348796	0.00	348796	348796	338,946	

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 3726723
Parcel ID 17-22-26-0805-000-08600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0701 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

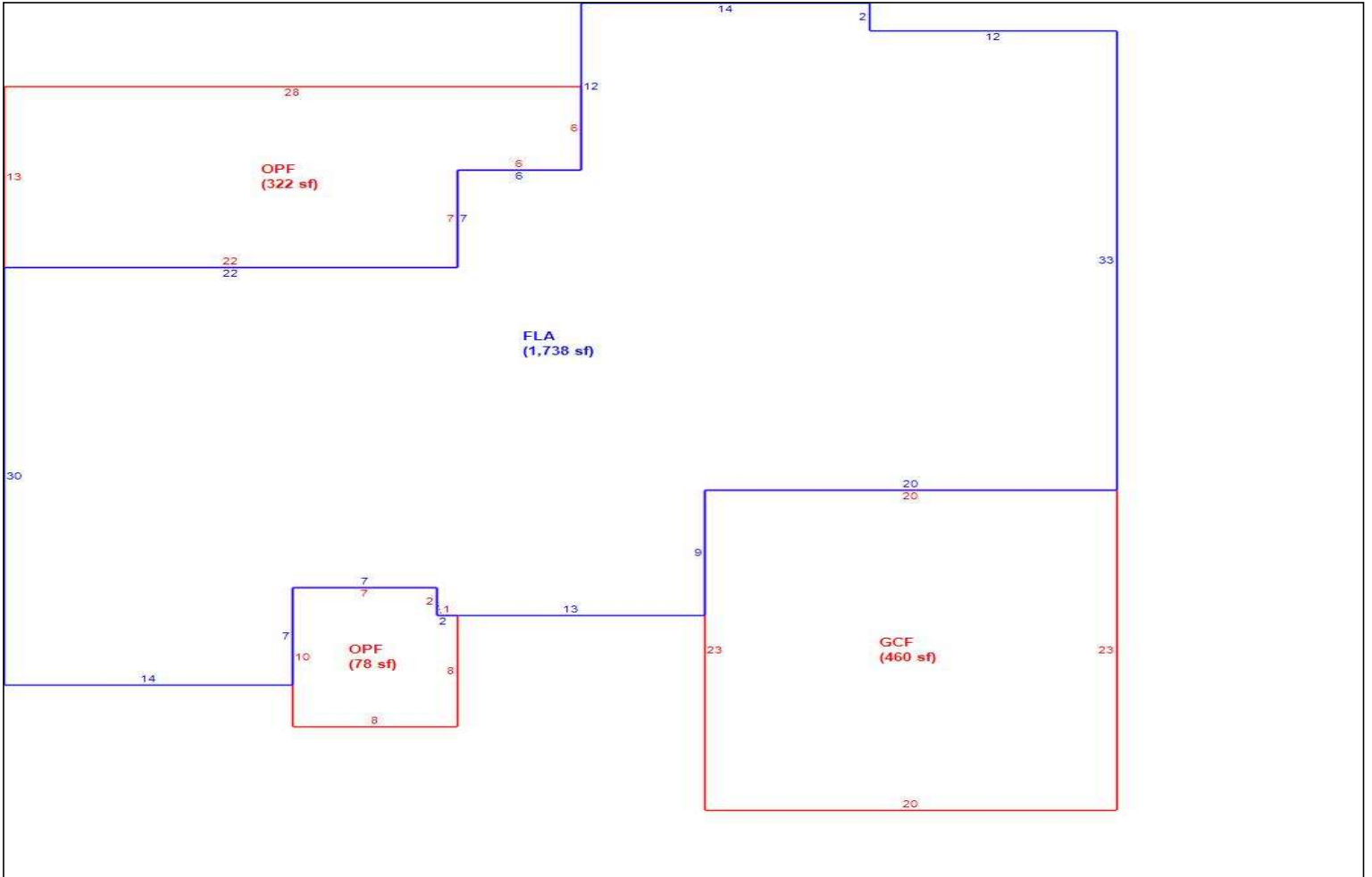
Current Owner		
BEAUCHAMP DARREN S & AMY C		
876 HIGH POINTE CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 876 HIGH POINTE CIR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 86 PB 37 PGS 19-20 ORB 6122 PG 736

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 266,764
		Deprec Bldg Value	242,755
		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	1,738	1,738	1738	1996	1738	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	460	0		124.37	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	400	0		266,764	Wall Type	03	Heat Type	6	
						Condition	G	Foundation	3	Fireplaces	0
						% Good	91.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,738	2,598	1,738	Building RCNLD	242,755					

Alternate Key 3726723
 Parcel ID 17-22-26-0805-000-08600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0701 Comp 3
 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
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	1996	1996	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	277.00	SF	5.38	1996	1996	1490.00	70.00	1,043
SEN2	SCREEN ENCLOSED STRUCTURE	1088.00	SF	3.50	1996	1996	3808.00	40.00	1,523

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	MISC	01-01-2011	07-21-2011	1	0008	PLH	07-21-2011		
2000	1	01-01-1999	02-23-2000	1	0000	CHECK VALUES			
1997	6030314	03-01-1996	12-01-1996	7,000	0000	POOL 876 HIGH POINT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023040855	6122	0736	04-07-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000
2020106462	5550	0014	09-11-2020	WD	Q	01	I	269,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020106461	5550	0013	09-08-2020	QC	U	11	I	100				
	1740	2230	08-03-1999	WD	Q	Q	I	138,900				
	1433	0596	04-01-1996	WD	Q	Q	I	130,200				
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	242,755	9,706	340,461	0	340461	50,000.00	290461	315461	330,060

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.