

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3454 197

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.

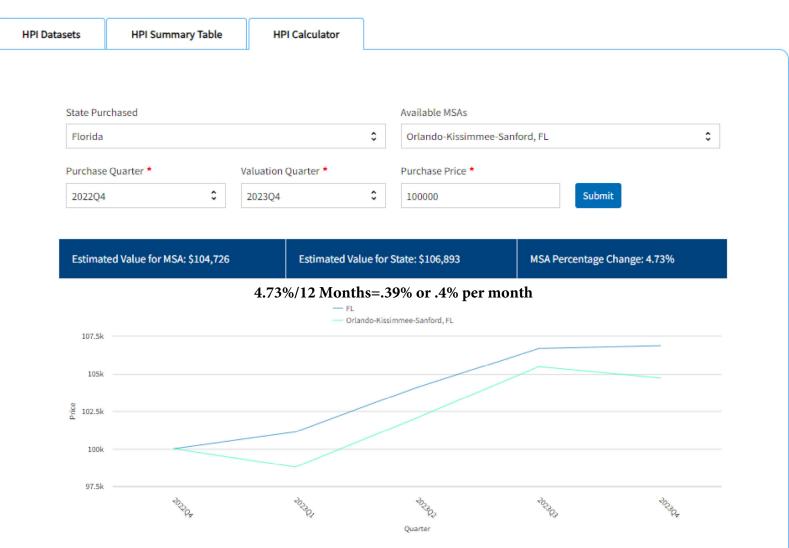
For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Petition # 2() 2.4 - 0.7U9 County Lake Tax year 2024 Date received?.12.24/4 COMPRUENTING PROVIDER COMPRUENTING PROVIDER County Lake Tax year 2024 Date received?.12.24/4 PART 1. Taxpayer Information County Lake Representative: Ryan, LLC c/o Robert Peyton Mailing address Ryan, LLC Ryan, LLC Parcel ID and prixelal address 1819270115-000-01600 for notices Scottsdale, AZ 85254 Pracel ID and prixelal address 1819270115-000-01600 Phone 954.740-6240 Email ResidentialAppeals@ryan.com The standard way to receive information is by US mail. If possible, I prefer to receive information by I/ mail fax. Intermational (Ike my evidence considered. (In this instance only, you must submit duplicate copies of your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property TA + units Industrial and miscellaneous! High-water recharge Business machiney, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. Include a date-stamped copy of application.) Preof Property Was to substantially complete on January 1 Include a date-stamped copy of application.) Include a date-stamped copy of application.) Paretify andparent reduction <th>i</th> <th>COMPLETED</th> <th>glerigof the way</th> <th>WEADJUSTME</th> <th>NT BOARD (N</th> <th>(AE)</th> <th></th>	i	COMPLETED	glerigof the way	WEADJUSTME	NT BOARD (N	(AE)	
PART 1. Taxpayer Information Representative: Ryan, LLC c/o Robert Peyton Mailing address Ryan, LLC Parcel ID and 1819270115-000-01600 for notices 16220 North Scottsdale Rd, Ste 650 Parcel ID and 1819270115-000-01600 for notices 16220 North Scottsdale, AZ 85254 Parcel ID and 1819270115-000-01600 Phone 954-740-6240 Email ResidentialAppeals@ryan.com The standard way to receive information is by US mail. If possible, I prefer to receive information by Ø email and fax. I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. Image: State	Petition # 20	24-0709	County Lake	T	ax year 2024	Date received	12:24
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP Representative: Ryan, LLC of Robert Peyton Mailing address for notices Ryan, LLC solutions Parcel ID and physical address of TPP account # 1819270115-000-01600 solutions Scottsdale, AZ 85254 Parcel ID and physical address of TPP account # 3002 E Beaumont Ln Phone 954-740-6240 Email ResidentialAppeals@ryan.com The standard way to receive information is by US mail. If possible, I prefer to receive information by I email fax. I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any evidence to the value adjustment board clerk. Florida law allows the property guidelines as if you were present.) Type of Property/ Res. 1-4 units Andruktural or classified use Vacant lots and acreage Business machinery, equipment Parent/grandparent reduction Check one. If more than one, file a separate petition. Parent/grandparent reduction (Include a date-stamped copy of application.) Prangible personal property value (You must have timely filed al= Qualifying improvement (s. 193.1555(3), F.S.) or change of return required by s.193.052. (s. 194.034, F.S.)) Denial of late filing of exemption or classification (Include a date-stamped copy of application.) Parent/grandparent reduction Denial of late filing of ex		<u>م</u>	COMPLETED BY T	HEPENMONER			
Mailing address for notices Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 Parcel ID and physical address or TPP account # 1819270115-000-01600 3002 E Beaumont Ln Phone 954-740-6240 Email ResidentialAppeals@ryan.com The standard way to receive information is by US mail. If possible, I prefer to receive information by end in the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property/ Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment PART 2. Real property value (check one)[/decrease increase Denial for late filing of exemption or classification Parent/grandparent reduction Denial of tass for attrate they are substantially similar. (s. 194.034, F.S.)) Denial for late filing of exemption or classification Parent/grandparent reduction Denial for late filing of exemption or classification Include a date-stamped copy of application.) Parent/grandparent reductin Sign (113.055(5), F.S.) or c	PART 1. Taxpayer	Information			7, 60 ⁰ 879(87)	a4	
for notices 12220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 physical address or TPP account # 1319270115-000-01600 3002 E Beaumont Ln Phone 954-740-6240 Email ResidentialAppeals@ryan.com I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property/ Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. Include a date-stamped copy of application.) I rangible personal property value (You must have timely filed alloulifying improvement (s. 193.1555(5), F.S.) or othange of return required by s.193.052. (s. 194.034, F.S.)) Denial for late filing of exemption or classification (Include a date-stamped copy of applicati			er LP		Ryan, LLC c/o	Robert Peyton	
 The standard way to receive information is by US mail. If possible, 1 prefer to receive information by		16220 North Scottsd		physical address			
 I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property P Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. Parent/grandparent reduction Denial of classification Parent/grandparent reduction Denial for late filing of exemption or classification Increase Denial for late filing of exemption or classification Include a date-stamped copy of application.) Tangible personal property value (You must have timely filed al_Qualifying improvement (s. 193.155(5), F.S.) or change of return required by s. 193.052. (s. 194.034, F.S.)) Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will	Phone 954-740-624	0		Email	ResidentialA	ppeals@ryan.com	n
documents that support my statement. □ I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property apraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property[] Res. 1-4 units] Industrial and miscellaneous] High-water recharge ☐ Historic, commercial or nonprofit □ Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage ☐ Business machinery, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. □ □ Real property value (check one)[] □ Denial of exemption Select or enter type: □ Denial of classification □ □ Denial for late filing of exemption or classification □ Parent/grandparent reduction □ □ Denial for late filing of exemption or classification.) □ Inaugible personal property value (You must have timely filed a	The standard way to	receive information	is by US mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email 🗌] fax.
your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property Res. 1-4 units Industrial and miscellaneous High-water recharge Isloric, commercial on onoprofit Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. PART 2. Reason for Petition Check one. If more than one, file a separate petition. Parent/grandparent reduction Property value (check one) Idecrease Increase Denial of classification Property was not substantially complete on January 1 (Include a date-stamped copy of application.) Tangible personal property value (You must have timely filed a Dualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Check here if this is a joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser at least 15 days before the hearing and make a written request for the property appraiser receives the petition, he or she will either send the property appraiser a copy of your property record card containing information releavant to the computation of your current assessment, with confidential information redacted. When the property appraiser rece				ched a statement o	f the reasons I	filed late and any	'
PART 2. Reason for Petition Check one. If more than one, file a separate petition. PART 2. Reason for Petition Check one. If more than one, file a separate petition. Parent/grandparent value (check one) decrease increase Denial of exemption Select or enter type: Denial of classification Denial for late filing of exemption or classification Property was not substantially complete on January 1 (Include a date-stamped copy of application.) Tangible personal property value (You must have timely filed a _Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.1555(3), 193.1554(5), or 193.1555(5), F.S.) Refund of taxes for catastrophic event 193.1555(5), F.S.) Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have w	your evidence to t evidence. The VA Type of Property	the value adjustment AB or special magistr Res. 1-4 units Ind	board clerk. Florida law a ate ruling will occur unde ustrial and miscellaneou	allows the property a er the same statuto us High-water rea	appraiser to cros ry guidelines as charge	ss examine or obje s if you were prese Historic, commercial o	ect to your ent.) prnonprofit
 Real property value (check one) decrease increase Denial of classification Parent/grandparent reduction Denial for late filing of exemption or classification Property was not substantially complete on January 1 (Include a date-stamped copy of application.) Tangible personal property value (You must have timely filed a Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.1555(5), F.S.) Refund of taxes for catastrophic event Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn. You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information relevant to the computation of your current assessment, with confidential information relevant to the computation of your current assessment, with confidential information relevant to the computation of your current assessment, with confidential information re	Commercial	Res. 5+ units Agr	icultural or classified use	Vacant lots and	acreage 🗌 E	Business machinery,	equipment
 Denial of classification Parent/grandparent reduction Denial for late filing of exemption or classification (Include a date-stamped copy of application.) Tangible personal property value (You must have timely filed a Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser at least 15 days before the hearing and make a written request for the property appraiser a copy of you property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card 	PART 2. Reason for	or Petition C	heck one. If more than	one, file a separa	ate petition.		
 Property was not substantially complete on January 1 (Include a date-stamped copy of application.) Tangible personal property value (You must have timely filed a Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) overship or control (s. 193.1555(3), 193.1554(5), or 193.1555(5), F.S.) Refund of taxes for catastrophic event 193.1555(5), F.S.) Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card 			crease 🗌 increase	Denial of exer	nption Select c	or enter type:	
 determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn. You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card 	Property was not s Tangible personal return required by	substantially comple property value (You s.193.052. (s.194.0	must have timely filed 34, F.S.))	(Include a date aQualifying impro ownership or o	e-stamped cop vement (s. 193. control (s. 193.1	y of application.) 1555(5), F.S.) or cha	ange of
 by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn. You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card 						rty appraiser's	
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn. You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card	by the requeste group.	d time. For single joir	t petitions for multiple un	its, parcels, or acco	ounts, provide th	he time needed for	
of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card	You have the right to evidence directly to t appraiser's evidence	exchange evidence the property appraise At the hearing, you	e with the property appr er at least 15 days befo I have the right to have	aiser. To initiate th re the hearing and witnesses sworn.	e exchange, ye make a writter	ou must submit yo n request for the p	oroperty
	of your property reco information redacted	ord card containing in I. When the property	nformation relevant to the appraiser receives the	e computation of	our current as	sessment, with co	onfidential

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.**

Signature, representative Print name Date PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed in part 4 above. Image: 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 AND (check one) Image: Complete part 5 if you are an authorized representative not acting as one of the licensed representatives or employees listed in part 4 AND (check one) I 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 I the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) I the taxpayer's authorization is attached OR I 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 preappraiser or tax collector.				
Under penalties of perjury, 1 declare that 1 am the owner of the property described in this petition and that I have read to 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	Complete part 3 if you a without attaching a com Written authorization fro	re representing yourself or if you are pleted power of attorney or authoriza	ation for representation to this form.	
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): A nemployee of	Under penalties of perju	ry, I declare that I am the owner of the	o any confidential information related to t he property described in this petition and	his petition. that I have read this
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	Sig	nature, taxpayer	Print name	Date
An employee of	Complete part 4 if you a	torney, or Licensed Professional Since the taxpayer's or an affiliated entitient of taxpaye	ignature ity's employee or you are one of the follo	wing licensed
An employee of	am (check any box that a	applies):		
A Florida Bar licensed attorney (Florida Bar number). A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number). 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 propapraiser or tax collector. Under penalties of perjury, I certify that I have authorization to file this petition and of becoming an agent for service of prunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. <i>Potent 1</i> . <i>Potent 1</i> . <i>Potent 2</i> . <i>Po</i>			(taxpayer or an affiliated er	ntity).
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number).	
□ A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number				<u>RD6182</u>)
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 proparaiser 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.				
am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of pr under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. <u></u>	l	ublic accountant licensed under Cha	pter 473. Florida Statutes (license numbe	51).
Signature, representative Print name Date PART 5. Unlicensed Representative Signature	A Florida certified pu I understand that writter	n authorization from the taxpayer is re		
Signature, representative Print name Date PART 5. Unlicensed Representative Signature	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz	n authorization from the taxpayer is re or. ury, I certify that I have authorization zed representative for purposes of fil	equired for access to confidential informa to file this petition on the taxpayer's behaving this petition and of becoming an ager	tion from the property alf, and I declare that I nt for service of process
 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 AND (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with th taxpayer's authorized signature OR in 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 in 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 preapreaser or tax collector. 	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h),	n authorization from the taxpayer is re or. ury, I certify that I have authorization zed representative for purposes of fil Florida Statutes, and that I have rea	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an	tion from the property alf, and I declare that I nt for service of process re true.
 I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 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 in 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 in 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 preapraiser or tax collector. 	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h),	n authorization from the taxpayer is re or. ury, I certify that I have authorization zed representative for purposes of fill Florida Statutes, and that I have rea	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an Robert Peyton	tion from the property alf, and I declare that I nt for service of process
 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 in 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 in 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 preapraiser or tax collector. 	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re or. ary, I certify that I have authorization zed representative for purposes of fili Florida Statutes, and that I have rea <i>L. Paytro</i> e, representative	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an Robert Peyton	tion from the property alf, and I declare that I nt for service of process re true. <u>9/10/2024</u> Date
 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 properties or tax collector. 	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	n authorization from the taxpayer is re ary, I certify that I have authorization zed representative for purposes of fil Florida Statutes, and that I have rea <i>L. Paytro</i> , representative Representative Signature	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an <u>Robert Peyton</u> Print name	tion from the property alf, and I declare that I nt for service of process re true. <u>9/10/2024</u> Date
☐ 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 pro- appraiser or tax collector.	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re- or. In authorization from the taxpayer is re- or. In authorization for purposes of file Florida Statutes, and that I have real of the formation of the formation of the formation of the formation of the formation of the formation of the formation of the formation of the formation of the formation of the for	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an <u>Robert Peyton</u> Print name listed in part 4 above.	tion from the property alf, and I declare that I nt for service of process re true. <u>9/10/2024</u> Date
I understand that written authorization from the taxpayer is required for access to confidential information from the pro appraiser or tax collector.	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re ary, I certify that I have authorization zed representative for purposes of fill Florida Statutes, and that I have rea <i>L. Paulto</i> , representative Representative are an authorized representative not d representative not acting as one of r of attorney that conforms to the req	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an <u>Robert Peyton</u> Print name listed in part 4 above. f the licensed representatives or employe puirements of Part II of Chapter 709, F.S.,	alf, and I declare that I at for service of process re true. <u>9/10/2024</u> Date ees listed in part 4 above
appraiser or tax collector.	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re- ary, I certify that I have authorization zed representative for purposes of fil Florida Statutes, and that I have rea <i>L. Paulon</i> , representative Representative Representative Signature are an authorized representative not d representative not acting as one of r of attorney that conforms to the req ignature OR [] the taxpayer's author	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an <u>Robert Peyton</u> Print name listed in part 4 above. If the licensed representatives or employe puirements of Part II of Chapter 709, F.S., prized signature is in part 3 of this form.	alf, and I declare that I at for service of process re true. <u>9/10/2024</u> Date ees listed in part 4 above
	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re- ary, I certify that I have authorization and representative for purposes of file Florida Statutes, and that I have rea <i>L. Paytro</i> representative Representative Signature are an authorized representative not d representative not acting as one of r of attorney that conforms to the req ignature OR I the taxpayer's authorized the taxpayer's authorized representative filing this petition	equired for access to confidential informa to file this petition on the taxpayer's behaving this petition and of becoming an ager ad this petition and the facts stated in it an <u>Robert Peyton</u> Print name listed in part 4 above. If the licensed representatives or employe puirements of Part II of Chapter 709, F.S., prized signature is in part 3 of this form. n AND (check one)	alf, and I declare that I that for service of process re true. <u>9/10/2024</u> Date ees listed in part 4 above , executed with the
Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition a facts stated in it are true.	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re- ary, I certify that I have authorization zed representative for purposes of fill Florida Statutes, and that I have rea <i>L</i> . <i>Purpolation</i> representative Signature are an authorized representative not d representative not acting as one of r of attorney that conforms to the req ignature OR [] the taxpayer's authorization is attached OR [] the taxpayer are an authorized representative req ignature OR [] the taxpayer's authorization is attached OR [] the taxpayer is n authorization from the taxpayer is	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it at <u>Robert Peyton</u> Print name listed in part 4 above. If the licensed representatives or employe puirements of Part II of Chapter 709, F.S., prized signature is in part 3 of this form. n AND (check one) ayer's authorized signature is in part 3 of	alf, and I declare that I at for service of process re true. <u>9/10/2024</u> Date ees listed in part 4 above , executed with the this form.
Signature, representative Print name Date	A Florida certified pu I understand that writter appraiser or tax collecto Under penalties of perju am the owner's authoriz under s. 194.011(3)(h), 	authorization from the taxpayer is re- ary, I certify that I have authorization zed representative for purposes of fill Florida Statutes, and that I have rea <i>L. Carton</i> representative Representative Signature are an authorized representative not d representative not acting as one of r of attorney that conforms to the req ignature OR [] the taxpayer's authorization is attached OR [] the taxpayer is ated representative filling this petition torization is attached OR [] the taxpayer is are an authorization from the taxpayer is attached of process under s. 194.011	equired for access to confidential informa to file this petition on the taxpayer's beha ing this petition and of becoming an ager ad this petition and the facts stated in it an <u>Robert Peyton</u> Print name listed in part 4 above. If the licensed representatives or employe quirements of Part II of Chapter 709, F.S., prized signature is in part 3 of this form. In AND (check one) ayer's authorized signature is in part 3 of required for access to confidential inform authorized representative for purposes of	tion from the property alf, and I declare that I to for service of process re true. <u>9/10/2024</u> Date Date ees listed in part 4 above , executed with the this form. hation from the property filing this petition and of

House Price Index Datasets



When using the FHFA House Price Calculator, please note that it does not project the actual value of any particular house. Rather, it projects what a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The actual value of any house will depend on the local real estate market, house condition and age, home improvements made and needed, and many other factors. Consult a qualified real estate appraiser in your area to obtain a professional estimate of the current value of your home. Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 requires that any appraisal used in connection with a federally related transaction must be performed by a competent individual whose professional conduct is subject to supervision and regulation. Appraisers must be licensed or certified according to state law.

The FHFA House Price Calculator uses the FHFA Purchase-Only House Price Index (not seasonally adjusted) for all states, including the District of Columbia, and for the largest 100 Metropolitan Statistical Areas and Divisions. For all other Metropolitan Statistical Areas and Divisions the FHFA All-Transactions Index is used. For a list of the largest 100 Metropolitan Statistical Areas and Divisions, <u>click here</u>. For a discussion of the differences between the Purchase-Only Index and the All-Transactions Index, <u>click here</u>.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	IDENTIA	L			
Petition #	1	2024-0709		Alternate K	ey: 3454197	Parcel	ID: 18-19-27-011	5-000-01600
Petitioner Name	Ryan, LL	C C/O Robe	rt Peyton	Dreventry			Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		EAUMONT LN		
Other, Explain:				Audress		5115		
	2018-3 IH Bo							
Owner Name		Homes		Value from		e Board Actio		Board Action
		nomes		TRIM Notice	e Value preser	nted by Prop App	pr	
1. Just Value, rec	uired			\$ 300,5	74 \$	300,5	74	
2. Assessed or c	•	lue. *if appli	cable	\$ 257,8		257,80		
3. Exempt value,				\$	- \$			
4. Taxable Value,				\$ 257,8		257,80	0	
*All values entered		tv taxahle va	lues School an	. ,				
Last Sale Date	9/5/2013	Prie	ce: \$140	0,000	✓ Arm's Length	Distressed	Book <u>4377</u> F	Page <u>1647</u>
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	ble #3
AK#	34541		3731		3589		35667	
Address	3002 E BEAU		2599 STARE		3006 LINM	-	2997 W BEAU	
	EUST	IS	EUS		EUS		EUST	
Proximity			0.26 N		0.19 N		0.06 N	
Sales Price			\$375,0		\$339,0	\$336,3		
Cost of Sale			-15		-15		-15%	
Time Adjust			1.20		3.60		2.40	
Adjusted Sale	¢470.00 ×		\$323,2		\$300,3		\$293,9	
\$/SF FLA Sale Date	\$176.60 p	Der SF	\$181.19 9/1/20		\$191.80 3/30/2		\$156.01 6/17/2	
Terms of Sale				Distressed	Arm's Length	Distressed	O/1772	Distressed
			V Millis Eeligui	Distressed	Vallis Eeligar	Distressed		Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,702		1,784	-4100	1,566	6800	1,884	-9100
Year Built	1993		1997	0	1996	0	1996	0
Constr. Type	Block/Stucco		Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX		EX	0	EX	0	EX	0
Baths	2.0		2.0	0	2.0	0	2.0	0
Garage/Carport	Garage		Garage	0	Garage	0	Garage	0
Porches	OPF SPU	-	2 OPF	5000	OPF SPF	0	OPF	20000
Pool	N		N	0	N 0	0	N	0
Fireplace AC	0 Control		0 Central	0	0 Central	0	0 Central	0
AC Other Adds	Central 2 UBU		Central	2000	Central	2000	UBU	1000
Site Size	Lot		Lot	0	- Lot	0	Lot	0
Location	Sub		Sub	0	Sub	0	Sub	0
View	House		House	0	House	0	House	0
			Net Adj. 0.9%	2900	Net Adj. 2.9%	8800	Net Adj. 4.0%	11900
			Gross Adj. 3.4%	11100	Gross Adj. 2.9%		Gross Adj. 10.2%	30100
	Market Value	\$300,574	Adj Market Value	\$326,150	Adj Market Value	\$309,154	Adj Market Value	\$305,826
Adj. Sales Price			, aj manor valdo	<i>φ</i> ο μ ο, 100	, aj manor valdo	¥000, 10 1		<i>4000,020</i>
	Value per SF	176.60						

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.

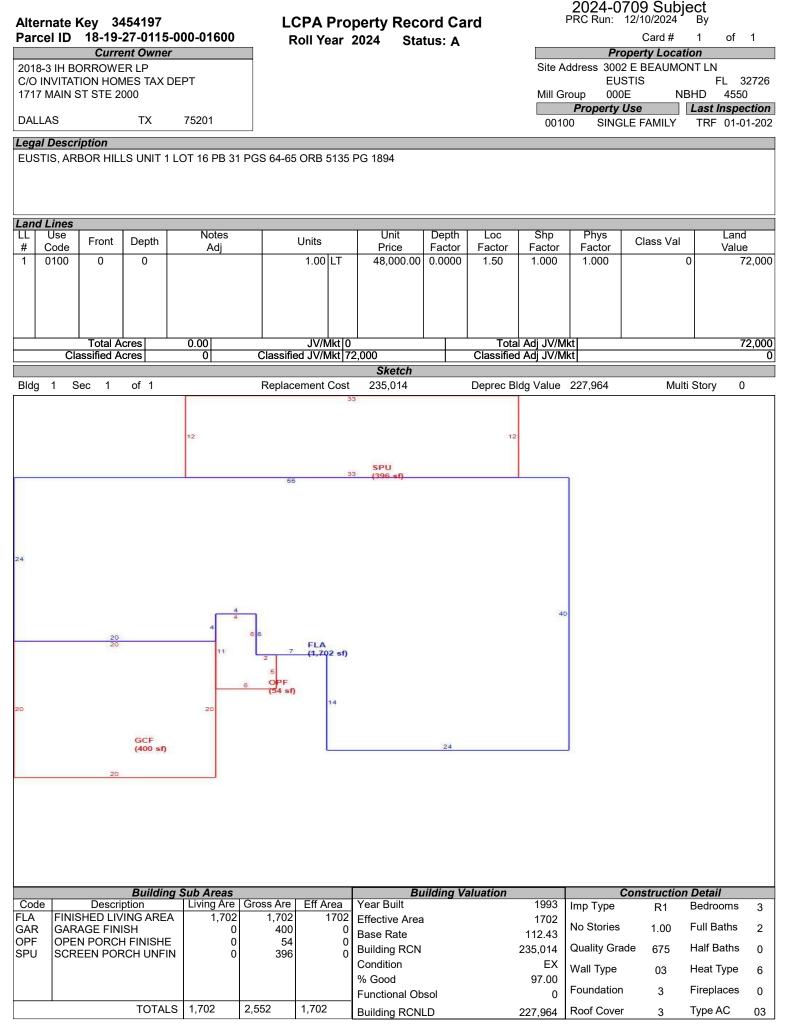
DEPUTY: Chris Jensen

DATE 11/20/2024

2024-0709 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3454197	3002 E BEAUMONT LN EUSTIS	-
2	Comp 1	3731867	2599 STARDUST AVE EUSTIS	0.26
3	Comp 3	3566785	2997 W BEAUMONT LN EUSTIS	0.06
4	Comp 2	3589882	3006 LINMONT LN EUSTIS	0.19
5				
6				
7				
8				



227,964

610

300,574

LCPA Property Record Card Roll Year 2024 Status: A

2024-0709 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

		*On		cellaneous F 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	120.00	SF	7.50	2009	2009	900.00	40.00	360
UBU2	UTILITY BLDG UNFINISHED	100.00	SF	6.25	2009	2009	625.00	40.00	250
	I			Building Per	mits				

				Dulla	ing Peri	mus		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2014	SALE	01-01-2013	04-15-2014	1	0099	CHECK VALUE	04-25-2014	
2010	2009553	07-31-2009	04-14-2010	11,350	0002	REROOF SHINGLES		

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	า	Year	Amount
2018078381	5135 4646 4377 4053 2601	1894 1567 1647 2189 1169	06-28-2018 06-25-2015 09-05-2013 07-19-2011 06-23-2004	WD WD WD WD	U U Q Q Q	M M Q Q Q		0 100 140,000 115,000 148,500					
											Total		0.00
	Value Summary												
Land Value Bld	a Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	ntv Ex Ar	nt Co Tax Val	Sch Tax	Val Prev	vious Valu

257800

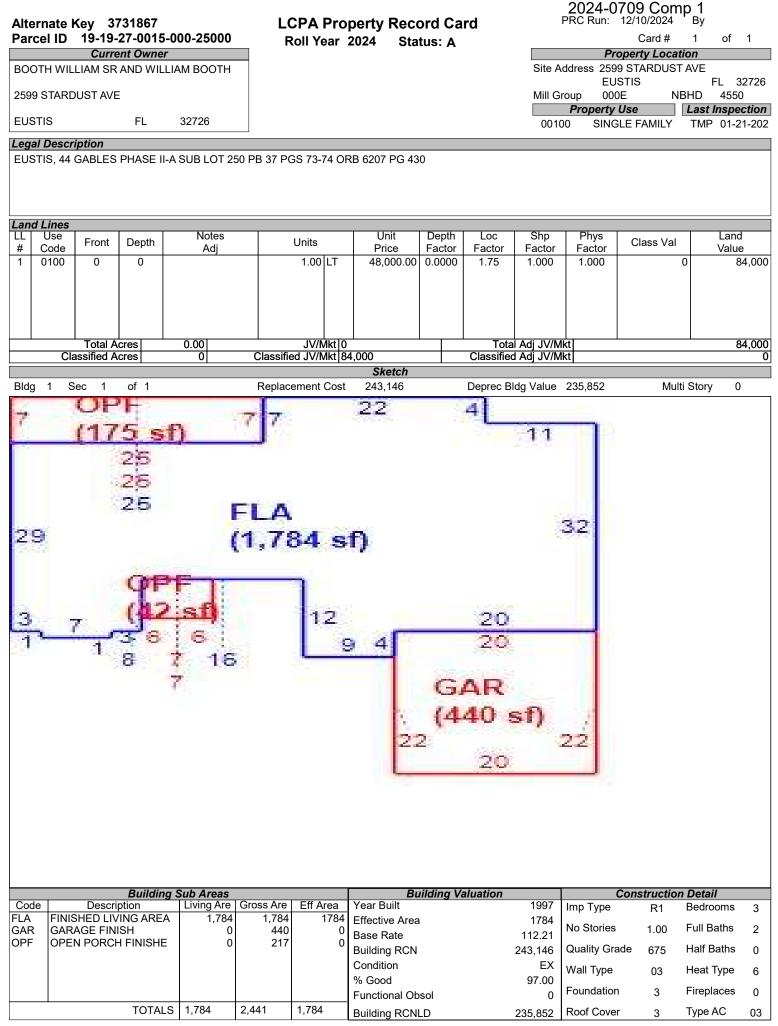
0.00

257800

300574

293,431

42774



235,852

0

319,852

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0709 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date				
2020	SALE	01-01-2019	05-18-2020	1	0099	CHECK VALUE	01-22-2020					
2015	SALE	01-01-2014	04-24-2015	1	0099	CHECK VALUE	04-24-2015					
1998	97-165	03-24-1997	12-01-1997	99,546	0000	SFR						

			Sales Informa	ation					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023109928 2020031460 2019093320 2019093103 2018062532	6207 5438 5328 5328 5117	0430 0825 0690 0099 0252	09-01-2023 03-10-2020 07-22-2019 07-22-2019 05-16-2018	WD WD QC CT	QQUUU	01 01 U U U		375,000 239,900 162,500 100 100				
										Total		0.00
Value Summary												
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

319852

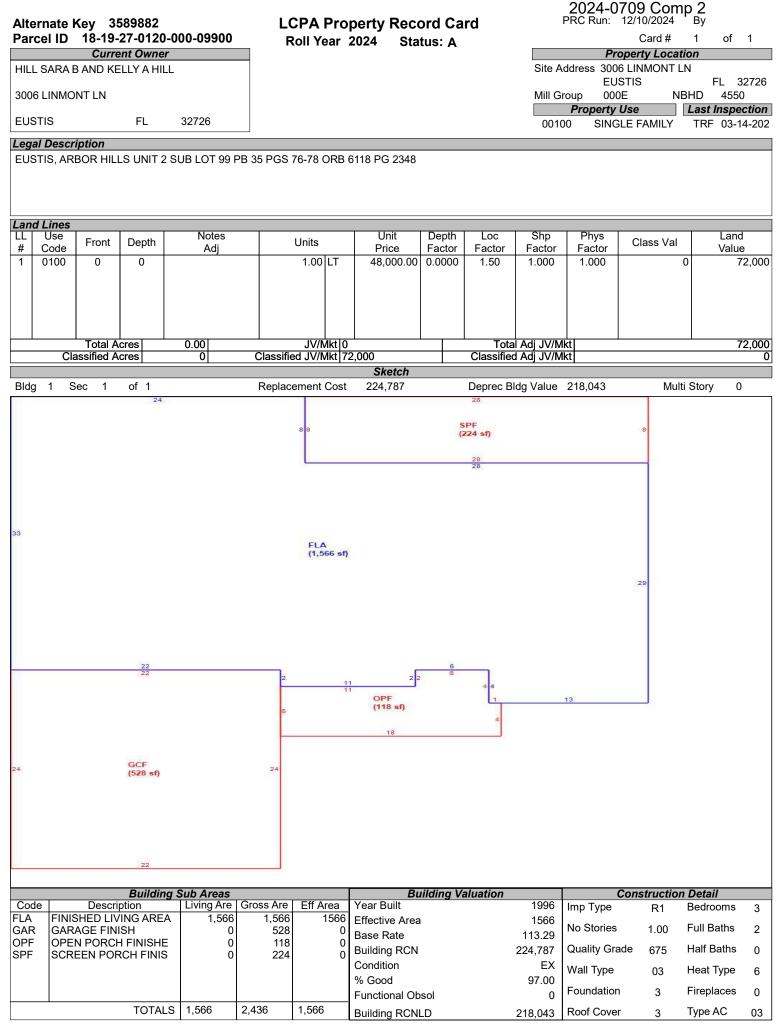
0.00

319852

319852

312,366

0



218,043

0

290,043

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0709 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

				Build	ıng Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
1997	9600127	02-01-1996	12-01-1996	97,000	0000	3BR SFR,3006 LINMONT		

Sales Information										Exemptions	;			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023037977 2022139618 2022139619 2022134220	6118 6042 6042 6036 4547	2348 0725 0726 0526 1987	03-30-2023 06-30-2022 10-10-2022 10-10-2022 10-31-2014	WD WD PO PO WD	Q U U U U	01 37 11 11 U		339,000 343,800 0 140,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000		
										Total		50,000.00		
Value Summary														
Land Value Bldg	· · · · · · · · · · · · · · · · · · ·													

290043

50,000.00

240043

265043

283,429

0

Parc	el ID	Curre	27-0120-0 ent Owner	000-05300		CPA Prop oll Year	perty Reco 2024 Sta	ord Ca tus: A		2024-0709 Comp 3 PRC Run: 12/10/2024 By Card # 1 of 1 <i>Property Location</i>					
BTR	SCATTI	ERED SI	TE OWNER	2 LLC						Site A	ddress 2997 EUS		IONT LN FL 3	2726	
5001	PLAZA	ON THE	LAKE STE	200						Mill G	roup 000l	E N	IBHD 4550	C	
AUS	TIN		ТХ	78746						001	Property I 00 SINGI	LE FAMILY	Last Inspe TMP 05-1		
Lega	l Descri	iption													
	TIS, ARI	BOR HILL	LS UNIT 2 S	UB LOT 53 P	'B 35 PGS 7	76-78 ORB 6	6165 PG 1856								
LL	Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
	Code 0100	0	0	Adj		1.00 LT	Price 48,000.00	Factor 0.0000	Factor 1.50	Factor 1.000	Factor 1.000		value	e 2,000	
	Cla	Total A		0.00	Classifie	JV/Mkt 0 d JV/Mkt 72	2000		Tota	I Adj JV/M I Adj JV/M	lkt		7	2,00	
				V		•	Sketch				•				
Bldg	1 S	ec 1	of 1		Replace	ement Cost	236,408		Deprec Bl	dg Value		Mu	Iti Story 1	1	
			20			4	2	10	2					-	
:5			GCF (500 sf)		2	27				A (x2) 7 sf)			2	7	
			20			_									
									0	31 31 PF					
						4				24 sf) 31			19	4	
Code	e	Descri		Sub Areas	Gross Are	Eff Area	Bu Year Built	ilding Va	aluation	1996	Imp Type	Constructio R1	n Detail Bedrooms	3	
		SHED LIV	ING AREA	1,884	1,884 500	1884	Effective Area			1884	No Stories	2.00	Full Baths	3 2	
			SH		2001					102.33	1.10.0100	2.00		~	
ELA GAR OPF	GAR	AGE FINI N PORCH	SH I FINISHE	0 0	124	0 0	Base Rate Building RCN				Quality Grad	de 675	Half Baths	Λ	
SAR	GAR					÷	Building RCN Condition			236,408 G	Quality Grad Wall Type		Half Baths Heat Type	0 6	
SAR	GAR					õ	Building RCN	sol		236,408	Quality Grad Wall Type Foundation	de 675 03 3	Half Baths Heat Type Fireplaces	0 6 0	

215,131

504

287,635

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0709 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code													
UBF3	UTILITY BLDG FIN	ISHED	80.00	SF	10.50	2003	2003	840.00	60.00	504			
	Building Permits												
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amou		Description			Review Date	CO Date			
2021	VALU	01-01-2020	05-10-2021	Ì	1 0008		FOR OWNER		05-10-2021				

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2021	VALU	01-01-2020	05-10-2021	1	0008	CK VALUE FOR OWNER	05-10-2021	
2013	20121130	12-27-2012	03-22-2013	6,800	0002	ENCL SCRN RM	03-22-2013	
2010	VALU	01-01-2009	06-02-2010	1	0000	CK VALUE PER OWNER	04-28-2010	

Sales Information										Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023076061 2022157037	6165 6062 2452 2376 2336	1856 1865 0171 1935 0388	06-17-2023 12-05-2022 10-02-2003 07-29-2003 06-10-2003	WD WD WD CT	Q Q U U U U	01 01 U U U		336,300 270,000 120,200 0 0						
						Val	ue Summ	ary		Total		0.00		
Land Value Bldg														

287635

0.00

287635

287635

280,890

0