



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3815647

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

Petition # 2024-0719		Alternate Key: 3815647		Parcel ID: 19-22-26-0076-000-10900	
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:			Property Address 670 ROB ROY DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_Home; IH5 Property Florida, LP			Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required			\$ 546,064	\$ 546,064	
2. Assessed or classified use value, *if applicable			\$ 365,590	\$ 365,590	
3. Exempt value, *enter "0" if none			\$ -	-	
4. Taxable Value, *required			\$ 365,590	\$ 365,590	
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 6/17/2015 **Price:** \$230,000 Arm's Length Distressed **Book** 4642 **Page** 1808

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3815647	3815617	3798208	3798212
Address	670 ROB ROY DR CLERMONT	685 ROB ROY DR CLERMONT	310 ROB ROY DR CLERMONT	340 ROB ROY DR CLERMONT
Proximity		0.05 Miles	0.14 Miles	0.16 Miles
Sales Price		\$520,000	\$460,000	\$465,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	1.60%	0.40%
Adjusted Sale		\$458,640	\$398,360	\$397,110
\$/SF FLA	\$129.37 per SF	\$127.54 per SF	\$144.12 per SF	\$143.67 per SF
Sale Date		4/26/2023	8/2/2023	11/2/2023
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	4,221	3,596	40625	2,764	94705	2,764	94705
Year Built	2004	2003		2001		2002	
Constr. Type	Block/Stucco	Block/Stucco		Block/Stucco		Block/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	4.0		3.0		3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	N	0	Y	-20000
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		Edge of Sub		Edge of Sub	
		Net Adj. 4.5%	20625	Net Adj. 23.8%	94705	Net Adj. 18.8%	74705
		Gross Adj. 13.2%	60625	Gross Adj. 23.8%	94705	Gross Adj. 28.9%	114705
Adj. Sales Price	Market Value \$546,064	Adj Market Value	\$479,265	Adj Market Value	\$493,065	Adj Market Value	\$471,815
	Value per SF 129.37						

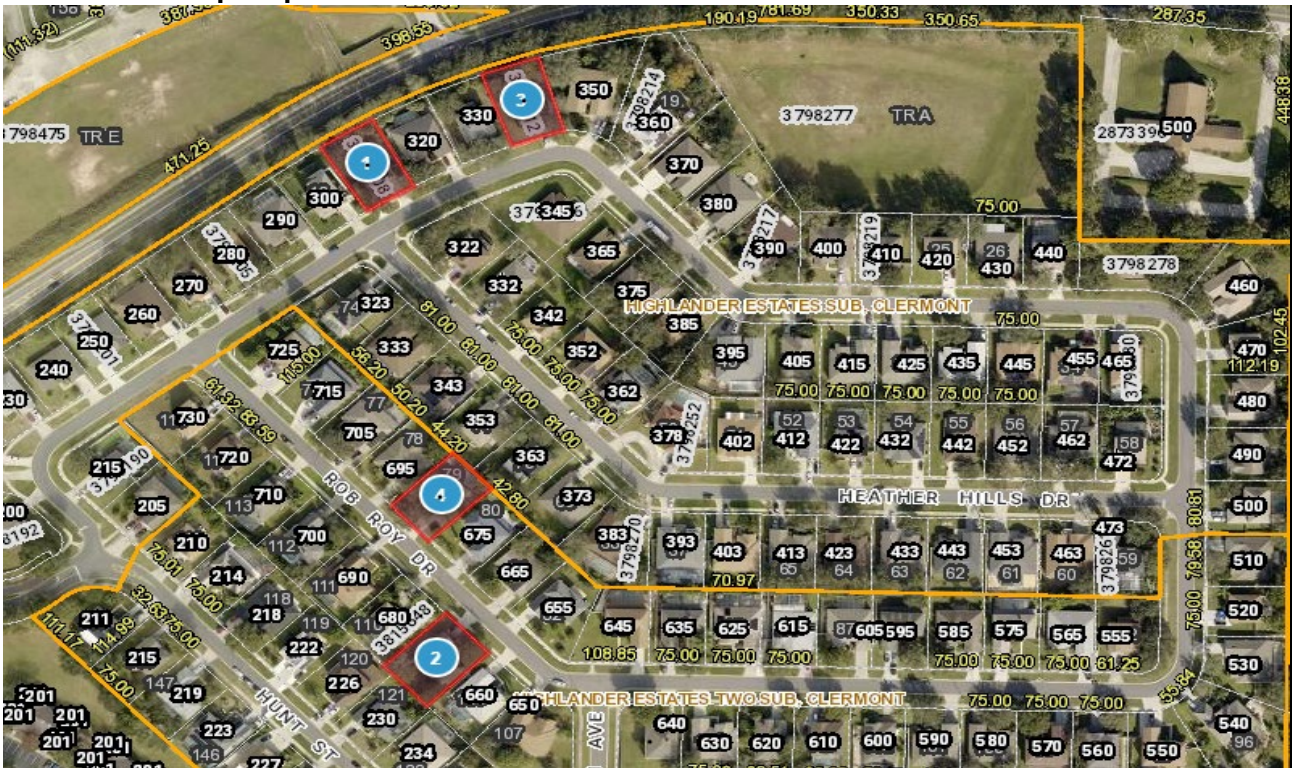
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0719 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3798208	310 ROB ROY DR CLERMONT	0.14
2	Subject	3815647	670 ROB ROY DR CLERMONT	-
3	Comp 3	3798212	340 ROB ROY DR CLERMONT	0.16
4	Comp 1	3815617	685 ROB ROY DR CLERMONT	0.05
5				
6				
7				
8				

Alternate Key 3815647
Parcel ID 19-22-26-0076-000-10900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0719 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

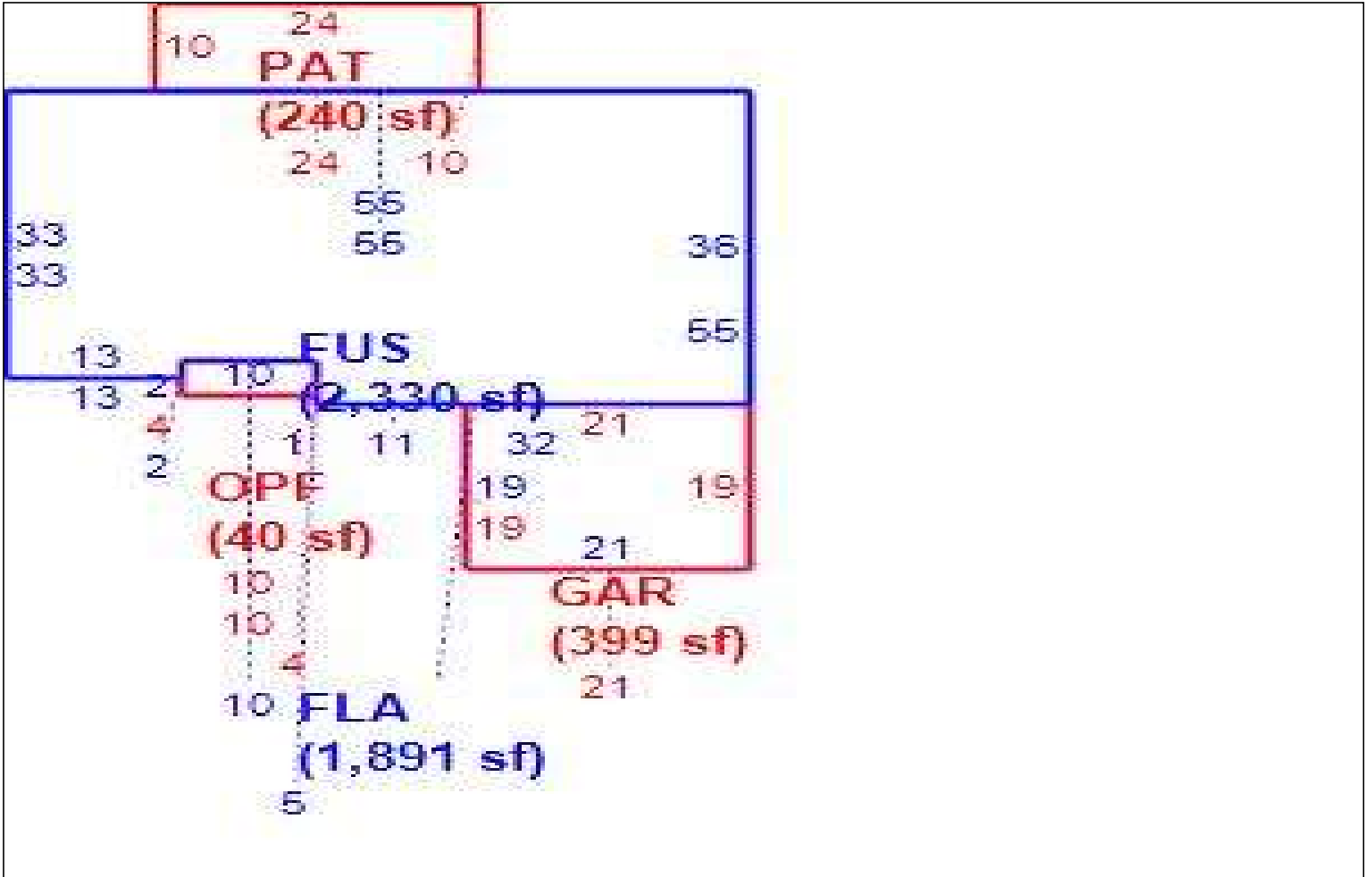
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 670 ROB ROY DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HIGHLANDER ESTATES TWO PB 48 PG 63-64 LOT 109 ORB 4642 PG 1808

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 446,973
Deprec Bldg Value 433,564		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,891	1,891	1891	Effective Area	4221	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	2,330	2,330	2330	Base Rate	94.48	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	399	0	Building RCN	446,973	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	40	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	240	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		4,221	4,900	4,221	Building RCNLD	433,564				

Alternate Key 3815647
 Parcel ID 19-22-26-0076-000-10900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0719 Subject
 PRC Run: 12/10/2024 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	
2005	2003101049	01-01-2004	07-09-2004	190,212	0000	SFR 670 ROB ROY DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4642	1808	06-17-2015	WD	U	U	I	230,000			
	4526	0942	05-27-2014	WD	U	U	I	100			
	4476	2059	04-30-2014	CT	U	U	I	100			
	2567	0550	03-05-2004	WD	Q	Q	I	233,400			
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	
112,500	433,564	0	546,064	143924	402140	0.00	402140	546064	546,064	

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 3815617
Parcel ID 19-22-26-0076-000-07900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0719 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	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	325.00	SF	35.00	2003	2003	11375.00	85.00	9,669
PLD2	POOL/COOL DECK	520.00	SF	5.38	2003	2003	2798.00	70.00	1,959
SEN2	SCREEN ENCLOSED STRUCTURE	1664.00	SF	3.50	2003	2003	5824.00	47.50	2,766
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	201300842	05-22-2013	08-12-2013	1	0003	SOLAR (PLH?)	08-12-2013		
2013	SALE	01-01-2012	04-24-2013	1	0099	CHECK VALUE	02-01-2013		
2005	2004011240	01-30-2004	03-30-2005	3,782	0000	40X22 POOL ENCL			
2004	2003100462	10-10-2003	02-26-2004	26,125	0000	14X26 POOL			
2004	2003020325	02-24-2003	02-26-2004	177,848	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023048644	6131	1943	04-26-2023	WD	Q	01	520,000	039	HOMESTEAD	2024	25000
2022072490	5962	1775	05-19-2022	WD	U	37	546,500	059	ADDITIONAL HOMESTEAD	2024	25000
	4194	0892	07-24-2012	WD	Q	Q	235,000				
	2375	1893	07-16-2003	WD	Q	Q	232,700				
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	
112,500	350,043	16,094	478,637	0	478637	50,000.00	428637	453637	478,783	

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Alternate Key 3798208
 Parcel ID 19-22-26-0075-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0719 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

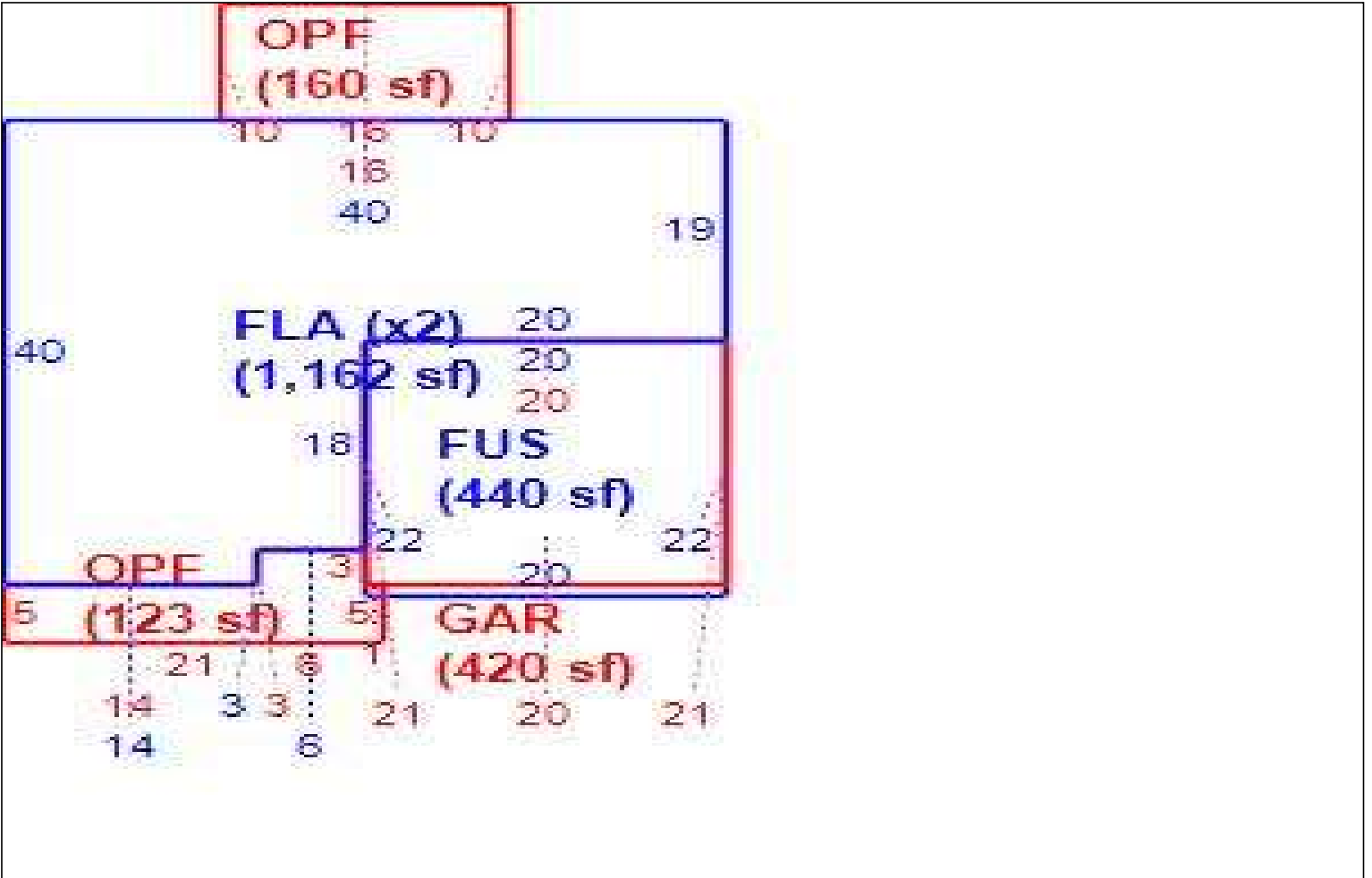
Current Owner		
DREGER TYLER J & AMANDA R		
310 ROB ROY DR		
CLERMONT	FL	34711

Property Location			
Site Address 310 ROB ROY DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, HIGHLANDER ESTATES SUB LOT 14 PB 44 PGS 41-43 ORB 6191 PG 1444

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500			
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 288,214
Deprec Bldg Value 279,568		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,324	2,324	2324	Effective Area	2764	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	440	440	440	Base Rate	87.64	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	288,214	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	283	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,764	3,467	2,764	Building RCNLD	279,568				

Alternate Key 3798208
 Parcel ID 19-22-26-0075-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0719 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	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 2002	SALECVD 1050788	01-01-2013 05-29-2001	05-29-2014 10-18-2001	1 139,568	0098 0000	AVG N FORECLOSURE/BANK SFR/310 ROB ROY DR	03-11-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023096577	6191 1444	08-02-2023	WD	Q	01	I	460,000					
2020140308	5600 0226	12-04-2020	WD	Q	01	I	330,000					
2020116922	5565 1949	10-15-2020	WD	U	37	I	286,000					
	4276 0413	01-30-2013	WD	U	U	I	165,000					
	4216 0744	09-05-2012	CT	U	U	I	100					
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	
112,500	279,568	0	392,068	0	392068	0.00	392068	392068	392,068	

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Alternate Key 3798212
Parcel ID 19-22-26-0075-000-01700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0719 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

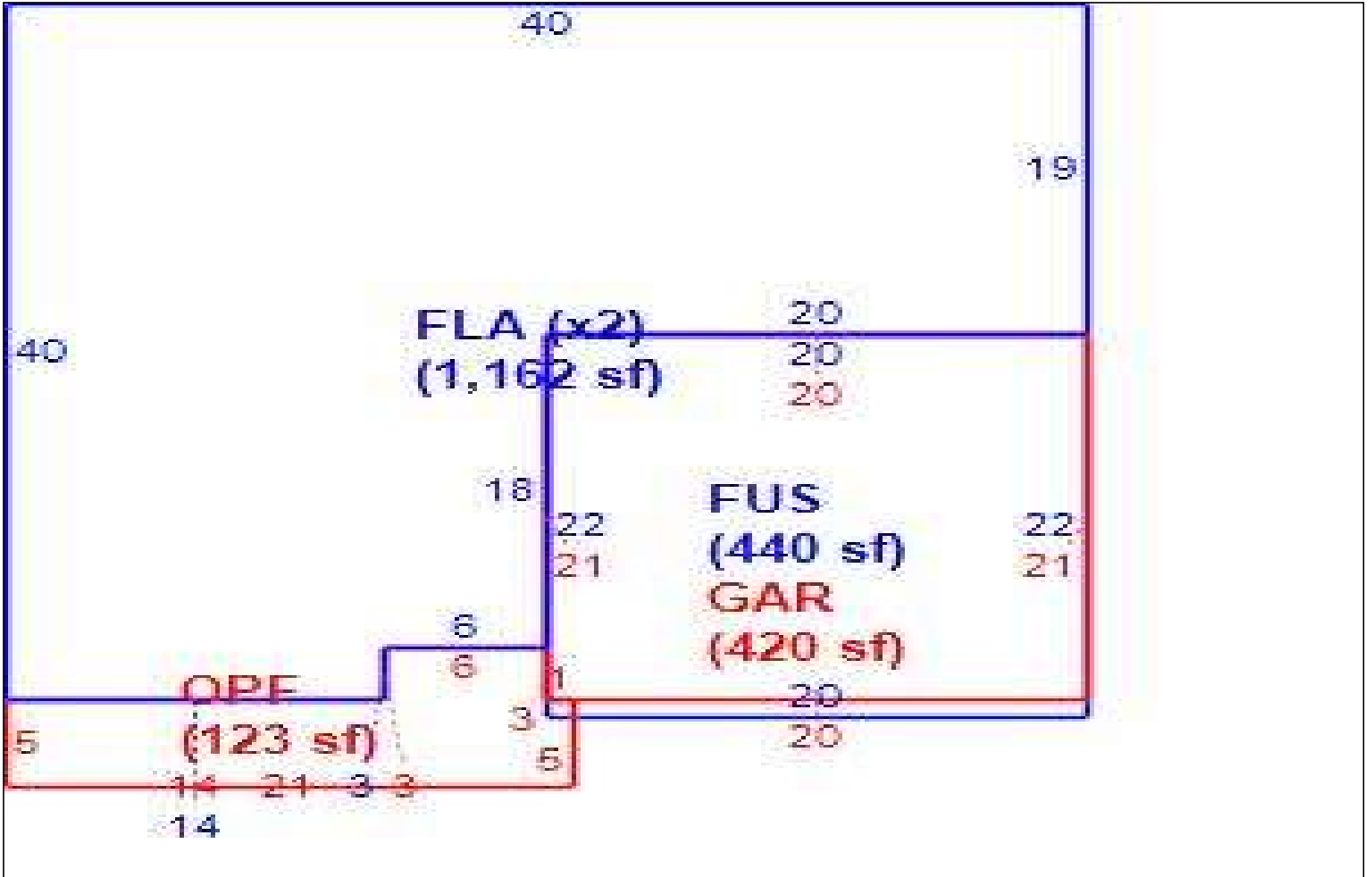
Current Owner		
PAJOTTE FRANTZLEE & VANESSA K PIERR		
340 ROB ROY DR		
CLERMONT	FL	34711

Property Location			
Site Address 340 ROB ROY DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, HIGHLANDER ESTATES SUB LOT 17 PB 44 PGS 41-43 ORB 6239 PG 591

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 286,371
Deprec Bldg Value 277,780		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,324	2,324	2324	Effective Area	2764	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	440	440	440	Base Rate	87.64	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	286,371	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	123	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,764	3,307	2,764	% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	277,780				

Alternate Key 3798212
 Parcel ID 19-22-26-0075-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0719 Comp 3
 PRC Run: 12/10/2024 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	264.00	SF	35.00	2003	2003	9240.00	85.00	7,854
PLD2	POOL/COOL DECK	552.00	SF	5.38	2003	2003	2970.00	70.00	2,079
SEN2	SCREEN ENCLOSED STRUCTURE	1554.00	SF	3.50	2003	2003	5439.00	47.50	2,584
PUG2	POOL UPGRADE	1.00	UT	4000.00	2003	2003	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003021091	03-03-2003	03-01-2004	3,800	0000	25X19 SEN			
2004	IMPS	02-11-2003	03-01-2004	10	0000	UPDATE ALL IMPS			
2003	2002090920	10-03-2002	02-11-2003	139,568	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023136939	6239	0591	11-02-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
2021076582	5722	1416	05-17-2021	QC	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	4679	0170	09-03-2015	WD	Q	Q	I	225,000				
	3979	0555	12-02-2010	WD	Q	Q	I	200,500				
	2245	2272	01-10-2003	WD	Q	Q	I	187,800				
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	
112,500	277,780	15,917	406,197	0	406197	50,000.00	356197	381197	406,333	

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