

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38/5647

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.

	CO	MPLETEDEN	CLERK OF TH	BWA	MEADJUSTM	ENT BOARD (N	<u> </u>
Petition #	2024.	-0719	County La			ax year 2024	Date received 9.12.24
			COMPLETED	BYA	HE PENNONIE:	}	240 C
PART 1. Ta	xpayer Inform	ation					n talandro
		H5 Property Flori	da, LP		Representative:	Ryan, LLC c/o	Robert Peyton
Mailing addre for notices	16220	LLC North Scottsda dale, AZ 85254			Parcel ID and physical address or TPP account #	1922260076- 670 Rob Roy	
Phone 954-	740-6240			_	Email	ResidentialA	ppeals@ryan.com
					e, I prefer to recei		
		after the petition of my statemer		e attac	hed a statement	of the reasons	filed late and any
your evid evidence	ence to the value. The VAB or s perty 2 Res. 1	ue adjustment b pecial magistra I-4 units Indu	ooard clerk. Florid te ruling will occu	la law a ur unde Ilaneou	llows the property	appraiser to cro ory guidelines a echarge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
	eason for Petil				one, file a sepa		
- /							
	classification	eck one)12dec	crease 📋 increa	se	Denial of exe	mption Select	or enter type:
Parent/gr Property w Tangible p return requ	andparent red vas not substa personal prope uired by s.193	ntially complet		y filed	(Include a da a_Qualifying impr	te-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
					rcels, or account 1(3)(e), (f), and (erty appraiser's
by the r group.	equested time.	For single joint	petitions for mult	tiple un		counts, provide t	nutes. The VAB is not bound he time needed for the entire ates.
You have the evidence dire appraiser's e	e right to excha ectly to the pro evidence. At th	ange evidence operty appraise e hearing, you	with the propert r at least 15 day have the right to	y appra s befor o have	aiser. To initiate t re the hearing and witnesses sworn	he exchange, y d make a writte	ou must submit your n request for the property
of your prope information r	erty record car edacted. Whe	d containing in	formation releva appraiser receiv	int to th	e computation of	your current as	e property appraiser a copy seessment, with confidential ad the property record card

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.**

PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you are au		
without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
□ I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	ature employee or you are one of the follov	ving licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	tity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475,	Florida Statutes (license number RI	D6182).
A Florida real estate broker licensed under Chapter 475, Flo		
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license number	r).
I understand that written authorization from the taxpayer is requirappraiser or tax collector.	ired for access to confidential informati	ion from the property
Under penalties of perjury, I certify that I have authorization to f am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read th	this petition and of becoming an agent	t for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not liste	d in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employee	es listed in part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR [] the taxpayer's authorized		executed with the
I am an uncompensated representative filing this petition AN	ID (check one)	
the taxpayer's authorization is attached OR I the taxpayer	's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	lired for access to confidential information	ation from the property
Under penalties of perjury, I declare that I am the owner's authors becoming an agent for service of process under s. 194.011(3)() facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	<u>SIDENTIA</u>					
Petition #	£	2024-0719		Alternate K	ey: 3815647	Parcel ID): 19-22-26-00	76-000-10900	
Petitioner Name	Ryan, LL	C C/O Robe	rt Peyton	Property	670 P	OB ROY DR	Check if Mu	Itiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🗹 Tax	payer's agent	Address		ERMONT			
Other, Explain:				, luar oco					
Owner Name	e INV_Home; I	H5 Property	/ Florida, LP	Value from TRIM Notic		re Board Action	Value after l	Board Action	
1. Just Value, rec	nuired			\$ 546,0	· ·	546,064	1		
2. Assessed or cl	-	luo *if annli	icablo	\$ 365,5		365,590			
3. Exempt value,			cable	\$ 303,3 \$		303,390	,		
4. Taxable Value,		le			- 90 \$	-	<u> </u>		
				. ,		365,590			
*All values entered	a snould be coun	ty taxable va	alues, School an	d other taxing	authority value	s may differ.			
Last Sale Date	6/17/2015	Prie	ce:\$23	0,000	Arm's Length	✓ Distressed E	3ook <u>4642</u> I	Dage <u>1808</u>	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara		
AK#	38156		3815		3798		37982		
Address	670 ROB ROY DR		685 ROB		310 ROB		340 ROB ROY DR		
	CLERMONT		CLERN		CLER		CLERM		
Proximity			0.05 N		0.14		0.16 Miles		
Sales Price			\$520,		\$460		\$465,000 -15%		
Cost of Sale			-15 3.20		-15 1.6		0.40%		
Time Adjust			\$458,		\$398		\$397,110		
Adjusted Sale \$/SF FLA	\$129.37 g	oer SE	\$127.54		\$144.12		\$143.67		
Sale Date	φ123.57		4/26/2	•	8/2/2		11/2/2		
Terms of Sale			Arm's Length	Distressed	Arm's Length		✓ Arm's Length	Distressed	
						[L			
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	00000	Yes		Yes	00000	
Pool	N		Y	-20000	N	0	Y 0	-20000	
Fireplace AC	0 Central		0 Central	0	0 Central	0	0 Central	0	
AC Other Adds	None		None		None		None		
Site Size	Lot		Lot		Lot	+ +	Lot		
Location	Sub		Sub		Sub		Sub		
	House		House		Edge of Sub	+ +	Edge of Sub		
View				00007	-		-	74705	
			Net Adj. 4.5%	20625	Net Adj. 23.8%		Net Adj. 18.8%	74705	
			Gross Adj. 13.2%		Gross Adj. 23.8%		Gross Adj. 28.9%		
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				L T			

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:

DATE

2024-0719 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3798208	310 ROB ROY DR	
I.	Comp 2	5790200	CLERMONT	0.14
2	Subject	3815647	670 ROB ROY DR	
2	Subject	5015047	CLERMONT	-
3	Comp 3	3798212	340 ROB ROY DR	
5	Comp 3	5750212	CLERMONT	0.16
4	Comp 1	3815617	685 ROB ROY DR	
4	comp i	5015017	CLERMONT	0.05
5				
6				
7				
8				

Parcel ID	Key 38		00 10000	LCPA Prop			rd		2024-07 PRC Run: 1	19 Subje 2/10/2024 Card #		1
		26-0076-0 nt Owner	00-10900	Roll Year 2	025 Sta	tus: A			Pror	Card # Derty Location	1 of	1
H5 PROPER				1				Site A	ddress 670 R			
C/O INVITAT	ION HOM	IES TAX DE	PT						CLEF	RMONT	FL 3	
1717 MAIN S	ST STE 20	000						Mill G	roup 000C		⊣D 058₄ L ast Inspe	
DALLAS		ТΧ	75201					001		E FAMILY	PJF 01-0	
.egal Descri	iption											
HGHLANDE	R ESTAT	ES TWO PI	3 48 PG 63-64	LOT 109 ORB 4642 PC	G 1808							
and Lines			Notes		Unit	Depth	Loc	Shp	Dhuo		Land	1
_L Use # Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Phys Factor	Class Val	Value	
1 0100	0	0		1.00 LT	75,000.00	0.0000	1.50	1.000	1.000	0	11	2,5
	Total A	res	0.00				Tota	i Adj JV/N			11	2,5
Cla	assified A		0.00	Classified JV/Mkt 112			Classifie	d Adj JV/N	lkt			, J
Bidg 1 S	iec 1	of 1		Replacement Cost	Sketch 446,973		Deprec B	dg Value	433 564	Multi	Story 1	
			24		40,070		Depice D	lug value	400,004	Waltiv		
33 13 13	the second s	10 1 0P1 (40	FUS (2,33 11 F	0 sf) 32 ^{2*} 19 19 _{2*}	36 55 1 19							
		10 10 4		GA (39	AR)9 sf)						
		10 10 10 10 5	Description of the	GA (39 21 1 sf)	NR 19 sf)						
		5	6. 	(39	9 sf)						
Code	Descrir	Building	Sub Areas	(39 21 1 sf)	99 sf	ilding Va	aluation	2004		onstruction I		
		Building Dition ING AREA	Sub Areas	(39 2 1 sf)	9 sf		aluation	2004 4221	Imp Type	R1 E	Bedrooms	2
LA FINIS JS FINIS	SHED LIV SHED ARI	Building Dition ING AREA EA UPPER	Sub Areas Living Are (1,891 2,330	(39 2 1 sf)	19 sf		aluation			R1 E		
LA FINIS JS FINIS AR GARA PF OPEN	SHED LIV SHED ARE AGE FINI N PORCH	Building otion ING AREA EA UPPER SH I FINISHE	Sub Areas	(39 2 1 sf)	19 sf 1 Year Built Effective Area Base Rate Building RCN		aluation	4221 94.48 446,973	Imp Type	R1 E 1.00 F	Bedrooms	2
LA FINIS JS FINIS AR GARA PF OPEN	SHED LIV SHED ARI AGE FINI	Building otion ING AREA EA UPPER SH I FINISHE	Sub Areas Living Are 0 1,891 2,330 0	Cross Are Eff Area 1,891 1891 2,330 2330 399 0 40 0 240 0	19 sf Bu Year Built Effective Area Base Rate Building RCN Condition		aluation	4221 94.48 446,973 EX	Imp Type No Stories	R1 E 1.00 F e 660 F	Bedrooms Full Baths	2
LA FINIS JS FINIS AR GARA PF OPE	SHED LIV SHED ARE AGE FINI N PORCH	Building otion ING AREA EA UPPER SH I FINISHE	Sub Areas Living Are (1,891 2,330 0 0	(39 2 1 sf)	19 sf 1 Year Built Effective Area Base Rate Building RCN		aluation	4221 94.48 446,973	Imp Type No Stories Quality Grad	R1 E 1.00 F e 660 F 03 F	Bedrooms ⁻ ull Baths Half Baths	

LCPA Property Record Card Roll Year 2025

Status: A

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

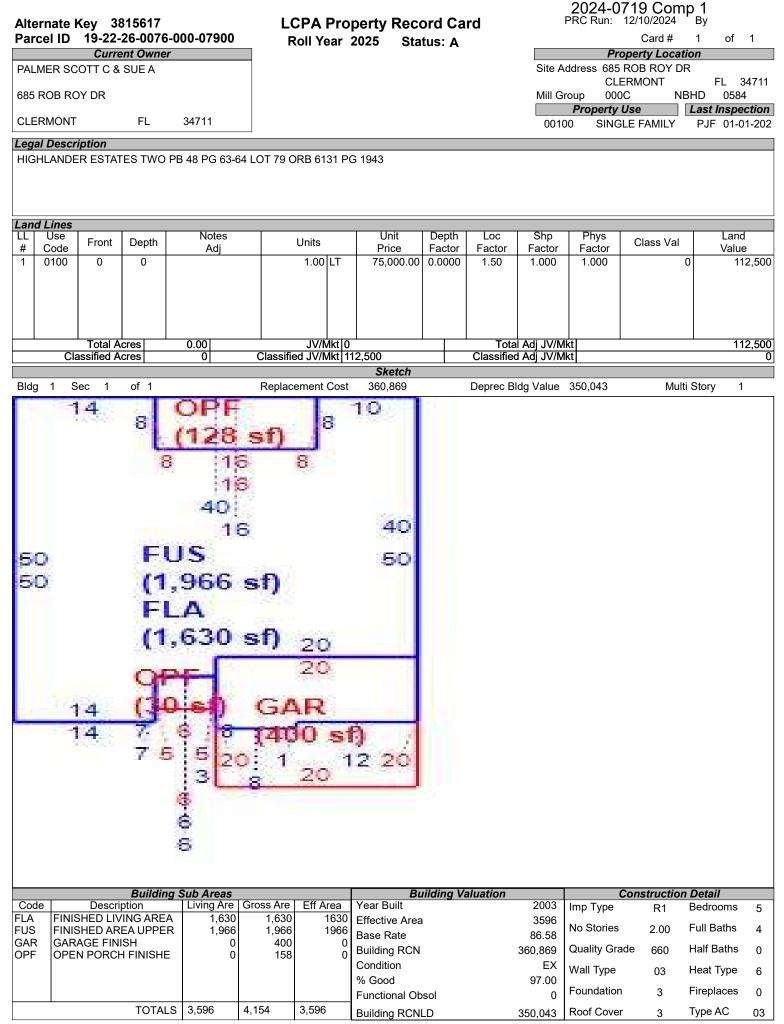
> Card # 1 of 1

		*Or		scellaneous F t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2005	2003101049	01-01-2004	07-09-2004	190,212	0000	SFR 670 ROB ROY DR		

			Sales Informa	ation						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	1	100				
	4476	2059	04-30-2014	СТ	U	U	I	100				
	2567	0550	03-05-2004	WD	Q	Q	1	233,400				
												0.00
										Total		0.00
						Val	ue Summ	ary				
					_							

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



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

112,500

350.043

16.094

478,637

LCPA Property Record Card Roll Year 2025 Status: A

2024-0719 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

			*On				eatures re reflected	below			
Code	Desc	ription	Units	Туре		Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2 PLD2 SEN2 PUG1	SWIMMING POOL POOL/COOL DEC SCREEN ENCLOS POOL UPGRADE	RESIDENTIAL K	325.00 520.00	SF SF SF UT		35.00 5.38 3.50 000.00	2003 2003 2003 2003	2003 2003 2003 2003	11375.00 2798.00 5824.00 2000.00	85.00 70.00 47.50	9,669 1,959 2,766 1,700
					Buildi	ing Per	mits	11			
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amou		Type		Description	n	Review Date	CO Date
2014 2013 2005 2004 2004	201300842 SALE	05-22-2013 01-01-2012 01-30-2004 10-10-2003	08-12-2013 04-24-2013 03-30-2005 02-26-2004 02-26-2004	2	1 1 3,782 26,125 77,848	0003 0099 0000 0000 0000	SOLAR (PL CHECK VAI 40X22 POO 14X26 POO SFR	H?) LUE DL ENCL		08-12-2013 02-01-2013	

			Sales Informa	ation						Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023048644 2022072490	6131 5962 4194 2375	1943 1775 0892 1893	04-26-2023 05-19-2022 07-24-2012 07-16-2003	WD WD WD WD	Q D Q Q	01 37 Q Q		520,000 546,500 235,000 232,700	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
										Total		50,000.00	
						Val	ue Summ	ary					
Land Value Bldg	Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu	

478637

50,000.00

428637

453637

478,783

0

	Key 3798	3208		LCPA Prop	perty Reco	ord Ca	rd		2024-071 PRC Run: 12	19 Comp /10/2024	2 Ву	
Parcel ID			0-01400	Roll Year 2	-	tus: A				•	1 of	1
DREGER TY	Current			-				Site A	ddress 310 R0	e <i>rty Locatio</i> DB ROY DR		
									CLER	MONT	FL 3	
310 ROB RO)Y DR							Mill G	roup 000C Property Us	NBI	HD 0584 Last Inspe	
CLERMONT		FL 3	34711					001		FAMILY	PJF 01-0	
Legal Descri												
Land Lines				14 PB 44 PGS 41-43								
LL Use # Code	Front D	epth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1 0100	0	0	, kaj	1.00 LT	75,000.00	0.0000	1.50	1.000	1.000	0		2,50
	Total Acre		0.00				Tota	Adj JV/N	 		11	2,50
Cla	assified Acre		0.00	Classified JV/Mkt 112			Classified					2,50
Bldg 1 Se	ec 1 o	of 1		Replacement Cost	Sketch 288,214		Deprec Bl	da Value	279 568	Multi \$	Story 1	
40			60 st 16 40 A (x) 162 s	n 10 2) 20 sf) 20 20 FUS (440 sf	19							
0 5 (1	PE 23 21	sf) 3 3	3 5 7 21	GAR (420 sf	22							
US FINIS GAR GARA	PF 123 21 4 14 14 14 14 14	G AREA UPPER I	21 wb Areas	20 GAR (420 sf 20	22		aluation	2001 2764 87.64 288,214 EX 97.00 0	Co. Imp Type No Stories Quality Grade Wall Type Foundation	2.00 F 660 F 03 F	Detail Bedrooms Full Baths Half Baths Heat Type Fireplaces	5 3 0 6 0

112,500

279,568

0

392.068

LCPA Property Record Card

Status: A

Roll Year 2025

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

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Apr Value	le Description Units Type 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				
2014	SALECVD	01-01-2013	05-29-2014	1	0098	AVG N FORECLOSURE/BANK	03-11-2014					
2002	1050788	05-29-2001	10-18-2001	139,568	0000	SFR/310 ROB ROY DR						

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

392068

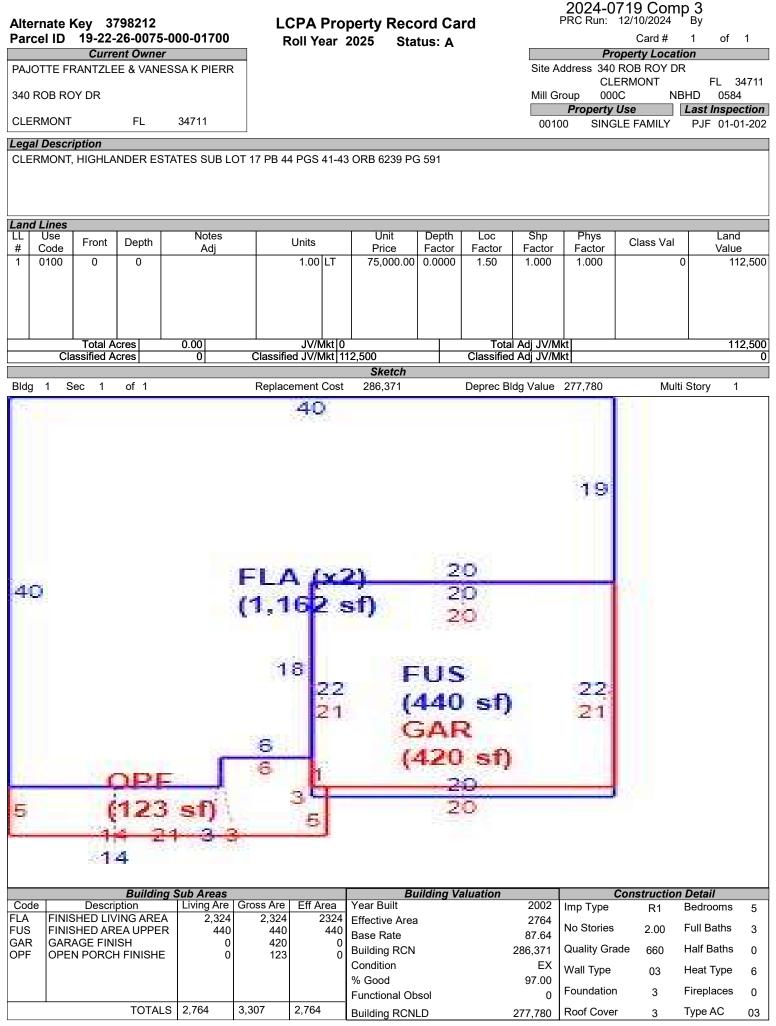
0.00

392068

392068

392.068

0



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

112,500

277,780

15,917

406,197

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 *Only the first 10 records are reflected below												
Code	Descr	iption	Units	Туре	Unit Pri	ice	Year Blt	Effect Yr	RCN	%Good	Apr Value		
POL2 PLD2 SEN2 PUG2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK SCREEN ENCLOSED STRUCTURE POOL UPGRADE		264.00 552.00	SF SF SF UT	5.38 3.50		2003 2003 2003 2003	2003 2003 2003 2003	9240.00 2970.00 5439.00 4000.00	85.00 70.00 47.50	7,854 2,079 2,584 3,400		
					Building	a Perr	nits			<u> </u>			
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amou		Туре		Description	n	Review Date	e CO Date		
2004 2004 2003	IMPS	02-11-2003	03-01-2004 03-01-2004 02-11-2003		3,800 0 10 0	0000 0000	25X19 SEN UPDATE AL SFR	· · · ·					

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023136939 2021076582	6239 5722 4679 3979 2245	0591 1416 0170 0555 2272	11-02-2023 05-17-2021 09-03-2015 12-02-2010 01-10-2003	WD QC WD WD WD		01 11 Q Q Q		465,000 0 225,000 200,500 187,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
						Val	uo Summ	aru		Total		50,000.00
Land Value Bldg	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											

406197

50,000.00

356197

381197

406,333

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