



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3839.548

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), PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition # (2024-0744), County (Lake), Tax year (2024), Date received (9.12.24), 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

<b>Petition #</b> 2024-0744	Alternate Key: 3839548	Parcel ID: 21-19-27-0025-000-02900	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 2238 WOLF RIDGE LN MOUNT DORA		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2018-2 IH Borrower LP C/O Invitation Homes	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 287,570	\$ 287,570	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 263,060	\$ 263,060	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 263,060	\$ 263,060	

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 7/26/2013      **Price:** \$131,000       Arm's Length  Distressed      Book 4363 Page 2081

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3839548	3849053	3859583	3859585
<b>Address</b>	2238 WOLF RIDGE LN MOUNT DORA	2255 NATOMA BLVD MOUNT DORA	2137 BRIARCLIFF CIR MOUNT DORA	2145 BRIARCLIFF CIR MOUNT DORA
<b>Proximity</b>		0.98 Miles	0.24 Miles	0.21 Miles
<b>Sales Price</b>		\$345,000	\$294,900	\$336,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	3.60%	0.00%
<b>Adjusted Sale</b>		\$301,530	\$261,281	\$285,600
<b>\$/SF FLA</b>	\$183.28 per SF	\$203.46 per SF	\$161.28 per SF	\$159.73 per SF
<b>Sale Date</b>		6/7/2023	3/9/2023	12/11/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,569	1,482	4350	1,620	-2550	1,788	-10950
<b>Year Built</b>	2005	2009	0	2008	0	2008	0
<b>Constr. Type</b>	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	EX	EX	0	EX	0	EX	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	Garage	0
<b>Porches</b>	2 OPF	OPF SPU	-10000	OPF	25000	2 Sm OPF	10000
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	PLD	-	7000	PAT	6400	-	7000
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	House	0	House	0
		Net Adj. 0.4%	1350	Net Adj. 11.0%	28850	Net Adj. 2.1%	6050
		Gross Adj. 7.1%	21350	Gross Adj. 13.0%	33950	Gross Adj. 9.8%	27950
<b>Adj. Sales Price</b>	Market Value <b>\$287,570</b>	Adj Market Value <b>\$302,880</b>		Adj Market Value <b>\$290,131</b>		Adj Market Value <b>\$291,650</b>	
	Value per SF 183.28						

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.

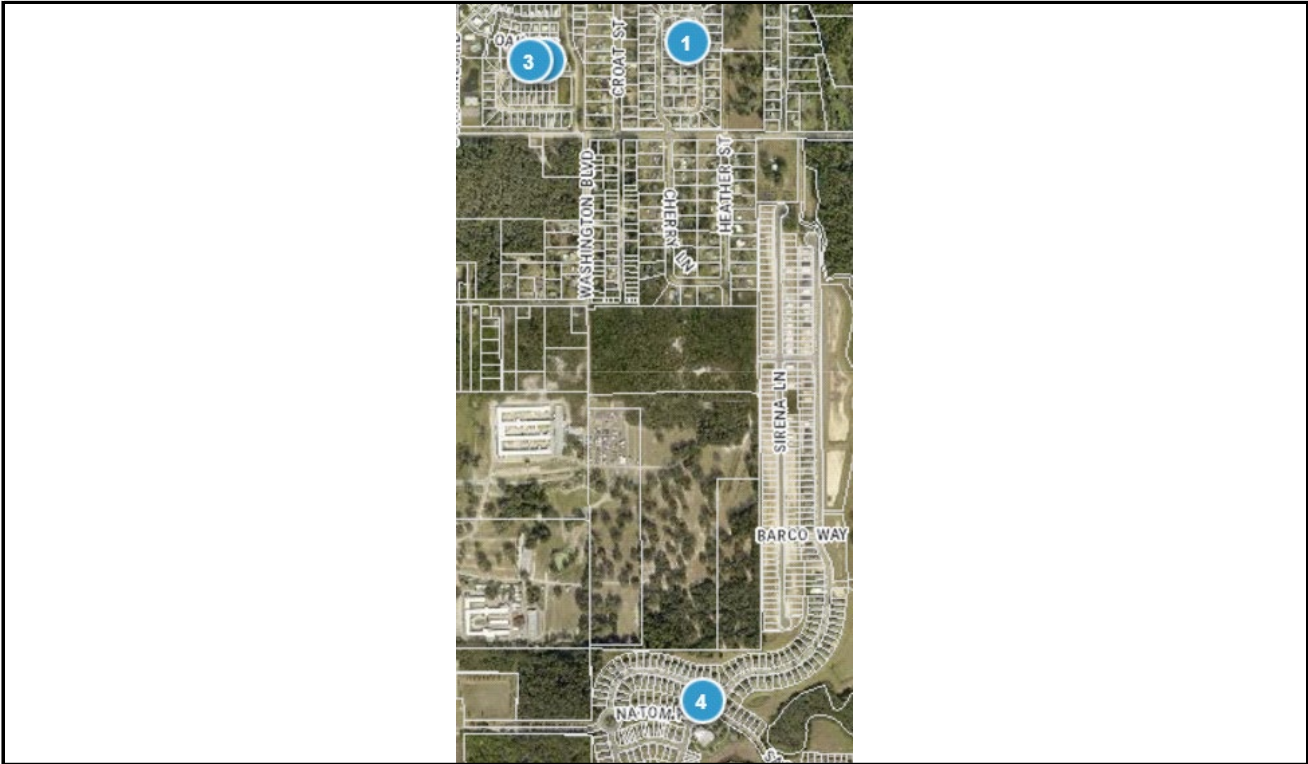
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/19/2024**

2024-0744 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3839548	2238 WOLF RIDGE LN MOUNT DORA	-
2	Comp 3	3859585	2145 BRIARCLIFF CIR MOUNT DORA	0.21
3	Comp 2	3859583	2137 BRIARCLIFF CIR MOUNT DORA	0.24
4	Comp 1	3849053	2255 NATOMA BLVD MOUNT DORA	0.98
5				
6				
7				
8				

Alternate Key 3839548  
 Parcel ID 21-19-27-0025-000-02900

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

2024-0744 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

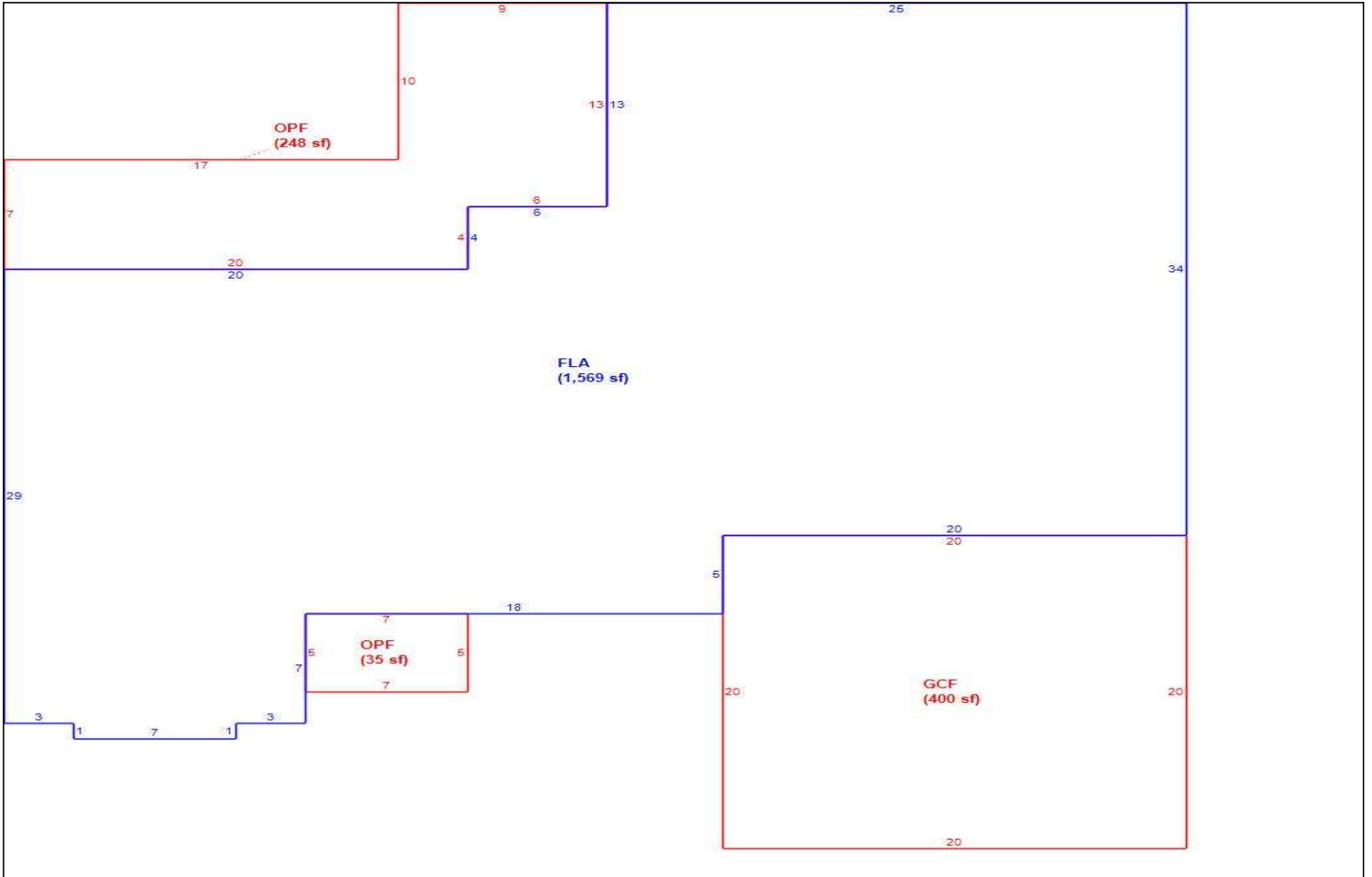
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 2238 WOLF RIDGE LN MOUNT DORA FL 32757		
Mill Group 0002	NBHD 2375	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
ADDISON PLACE PB 55 PG 31-32 LOT 29 ORB 4582 PG 891 ORB 5107 PG 1533

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	53,500.00	0.0000	1.70	1.000	1.000	0	90,950	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,950			
Classified Acres		0		Classified JV/Mkt		90,950		Classified Adj JV/Mkt		0			

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	201,062	Deprec Bldg Value	195,030	Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,569	1,569	1569	Effective Area	1569	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	103.53	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	283	0	Building RCN	201,062	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,569	2,252	1,569	Building RCNLD	195,030				

Alternate Key 3839548  
 Parcel ID 21-19-27-0025-000-02900

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

2024-0744 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
PLD1	POOL/COOL DECK	680.00	SF	3.34	2007	2007	2271.00	70.00	1,590

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005061028	07-15-2005	05-15-2006	98,428	0000	SFR 2238 WOLF RIDGE LN			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4582	0891	01-29-2015	WD	U	M	I	100			
	4363	2081	07-26-2013	WD	U	U	I	131,000			
	3059	0933	01-10-2006	WD	Q	Q	I	197,600			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
90,950	195,030	1,590	287,570	24510	263060	0.00	263060	287570	267,062	

\*\*\*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 3849053  
 Parcel ID 28-19-27-0400-000-11700

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

2024-0744 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

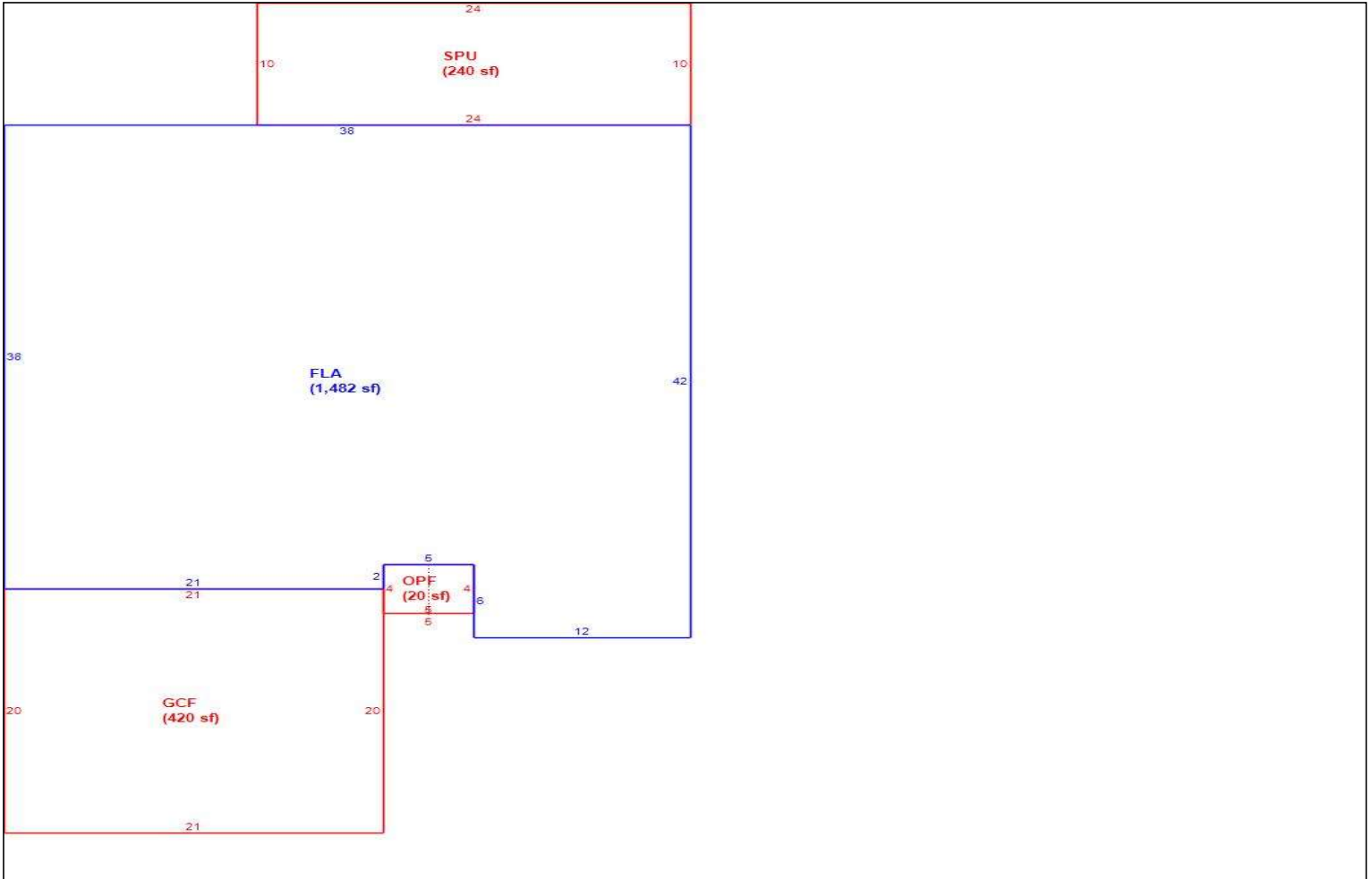
Current Owner		
SNYDER KEEGAN R R & ELANA GOLD		
2255 NATOMA BLVD		
MOUNT DORA	FL	32757

Property Location			
Site Address 2255 NATOMA BLVD			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

**Legal Description**  
 SUMMERBROOKE PHASE 1 PB 58 PG 1-10 LOT 117 ORB 6158 PG 1034

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	53,500.00	0.0000	1.80	1.000	1.000	0	96,300	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,300			
Classified Acres		0		Classified JV/Mkt		96,300		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 193,533 Deprec Bldg Value 187,727 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	1,482	1,482	1482	Effective Area	1482		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	104.86		Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	193,533		Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0	Condition	EX		Foundation	3	Fireplaces	0
					% Good	97.00		Functional Obsol	0		
TOTALS		1,482	2,162	1,482	Building RCNLD	187,727		Roof Cover	3	Type AC	03



Alternate Key 3849053  
 Parcel ID 28-19-27-0400-000-11700

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

2024-0744 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012120012	12-14-2012	06-03-2013	5,883	0002	SCRN RM	03-22-2013		
2010	2009060105	07-01-2009	02-24-2010	195,438	0001	SFR 3/2 2255 NATOMA BLVD			
2009	2007050109	03-12-2008	03-11-2009	199,300	0000	SFR FOR 09			
2008	2007050109	05-01-2007	03-12-2008	199,300	0000	SFR 3/BR 2255 NATOMA BLVD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023069899	6158 1034	06-07-2023	WD	Q	01	I	345,000	024	DISABILITY VETERAN TOT	2024	234027	
2020102900	5544 2195	08-21-2020	WD	Q	01	I	245,000	039	HOMESTEAD	2024	25000	
2017062643	4956 0797	06-06-2017	WD	Q	Q	I	189,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4154 2232	03-23-2012	WD	Q	Q	I	143,500					
Total											284,027.00	

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	
96,300	187,727	0	284,027	0	284027	284,027.00	0	0	262,931	

\*\*\*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 3859583  
Parcel ID 21-19-27-0010-000-02200

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

2024-0744 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

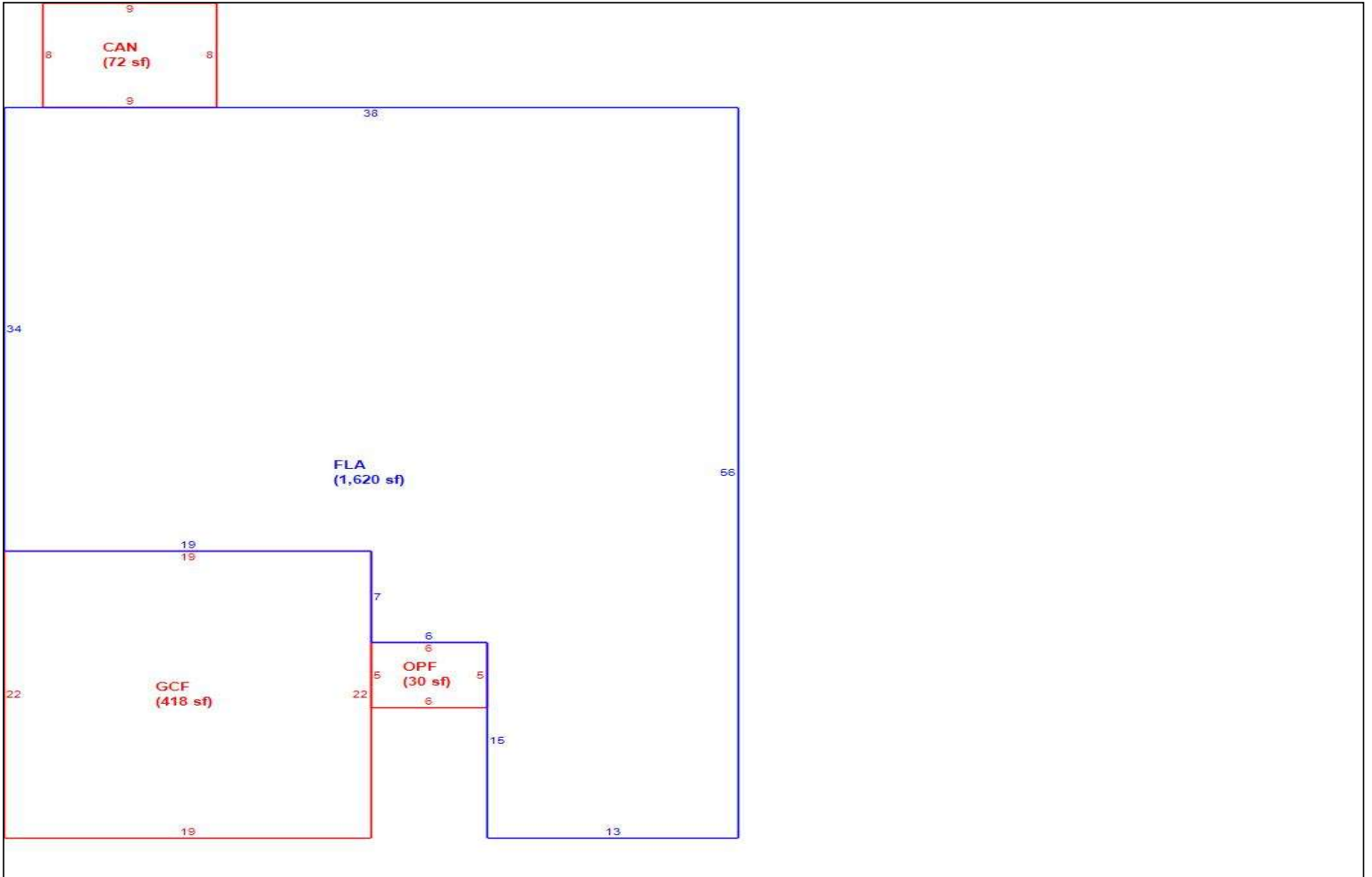
Current Owner		
RESIDENTIAL HOME BUYER ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location			
Site Address 2137 BRIARCLIFF CIR			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

Legal Description
HARBOR PINES PB 60 PG 43-44 LOT 22 ORB 6105 PG 1989

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	53,500.00	0.0000	1.16	1.000	1.000	0	62,060
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,060		
Classified Acres		0		Classified JV/Mkt		62,060		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 190,643	Deprec Bldg Value 184,924	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,620	1,620	1620	Effective Area	1620	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	Base Rate	96.56	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	190,643	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	72	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	184,924	Roof Cover	3	Type AC	03
TOTALS		1,620	2,140	1,620						

Alternate Key 3859583  
 Parcel ID 21-19-27-0010-000-02200

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

2024-0744 Comp 2  
 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	
2009	2008030012	03-17-2008	07-09-2008	180,428	0000	SFR 2137 BRIARCLIFF CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023027670	6105	1989	03-09-2023	WD	Q	01	I	294,900				
2022122274	6022	0366	08-23-2022	WD	U	37	I	366,200				
	3673	2441	08-29-2008	WD	Q	Q	I	159,600				
	3330	0509	12-12-2006	WD	U	M	V	1				
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	
62,060	184,924	0	246,984	0	246984	0.00	246984	246984	231,297	

\*\*\*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 3859585  
Parcel ID 21-19-27-0010-000-02400

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

2024-0744 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

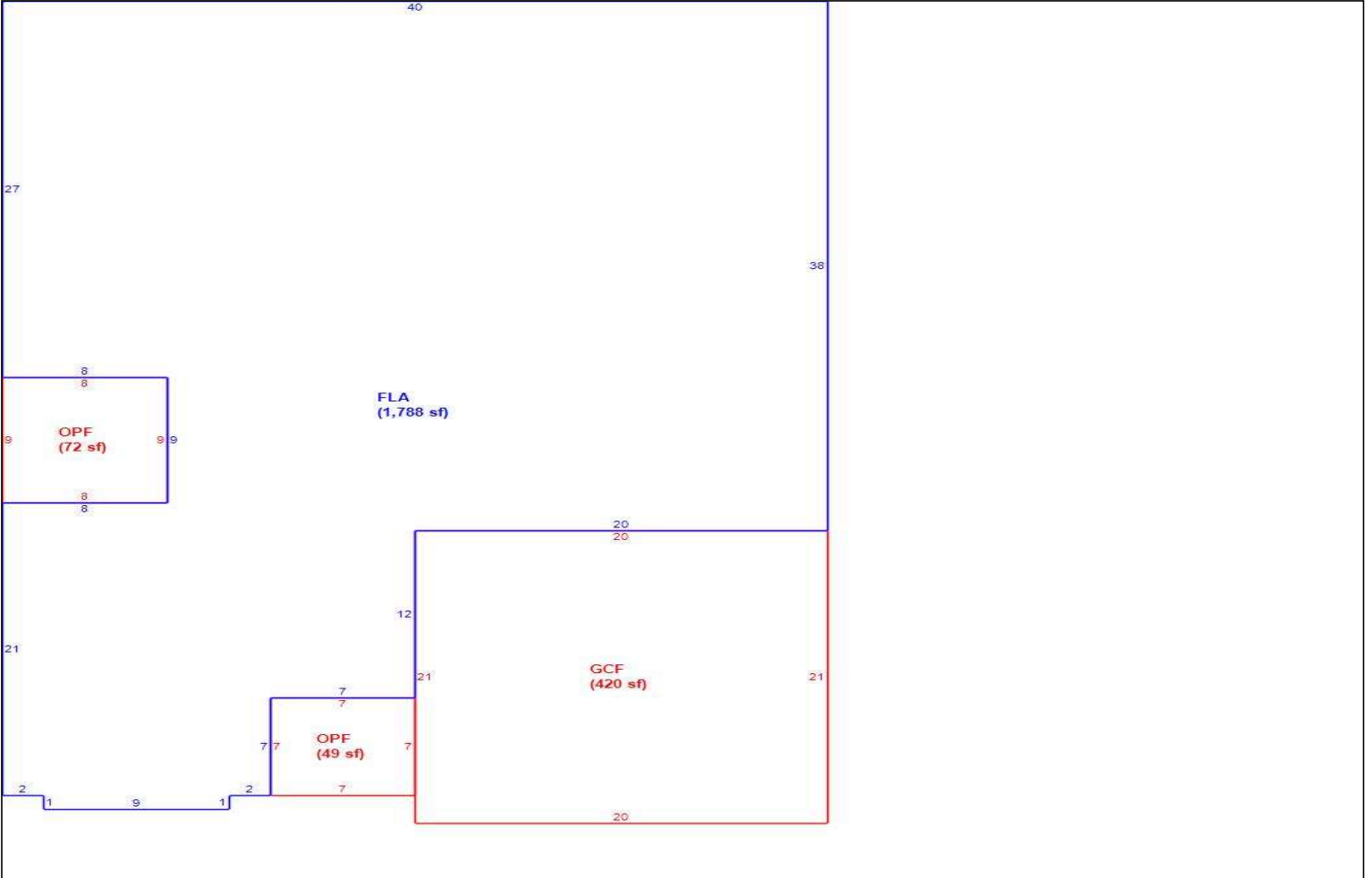
Current Owner		
FAUNCE KYLE & MARISA		
2145 BRIARCLIFF CIR		
MOUNT DORA	FL	32757

Property Location			
Site Address 2145 BRIARCLIFF CIR			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

Legal Description
HARBOR PINES PB 60 PG 43-44 LOT 24 ORB 6257 PG 1229

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	53,500.00	0.0000	1.16	1.000	1.000	0	62,060
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,060		
Classified Acres		0		Classified JV/Mkt		62,060		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 207,283	Deprec Bldg Value 201,065	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	1,788	1,788	1788	2008	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	420	0	96.17	Quality Grade	650	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	121	0	207,283	Wall Type	03	Heat Type	6		
						% Good	97.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,788	2,329	1,788	201,065	Building RCNLD	201,065				

Alternate Key 3859585  
 Parcel ID 21-19-27-0010-000-02400

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

2024-0744 Comp 3  
 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	
2011 2009	SALE 2008020023	01-01-2010 03-20-2008	05-19-2011 07-09-2008	1 200,208	0099 0000	CHECK VALUE SFR 2145 BRIARCLIFF CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023152238	6257	1229	12-11-2023	WD	Q	01	336,000	039	HOMESTEAD	2024	25000	
2022083681	5976	0867	06-15-2022	QC	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2022069217	5958	1448	05-13-2022	QC	U	11	100					
2022018065	5892	2031	02-04-2022	WD	U	19	170,000					
	4412	0509	12-02-2013	WD	U	U	100					
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	
62,060	201,065	0	263,125	0	181855	50,000.00	131855	156855	246,854	

\*\*\*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.\*\*\*