



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3925678

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.

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).

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1 Taxpayer Information, PART 2 Reason for Petition, and various checkboxes for property type and hearing details.

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.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this 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 _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- 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 property appraiser 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 that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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 above 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 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 property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0781	Alternate Key: 3925678	Parcel ID: 24-24-26-0010-000-24700
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2470 SOUTHLAWN LN CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 451,886	\$ 451,886
2. Assessed or classified use value, *if applicable	\$ 451,886	\$ 451,886
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 451,886	\$ 451,886

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

Last Sale Date 6/30/2022 **Price:** \$432,000 Arm's Length Distressed Book 5988 Page 2042

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3925678	3925621	3929452	3929474
Address	2470 SOUTHLAWN LN CLERMONT	17603 SAW PALMETTO AVE	17519 SAW PALMETTO AVE	2385 PALM PARK LOOP CLERMONT
Proximity		.21 MILE	.35 MILE	
Sales Price		\$564,600	\$523,100	\$550,700
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.60%	1.20%
Adjusted Sale		\$504,752	\$463,467	\$474,703
\$/SF FLA	\$216.73 per SF	\$228.60 per SF	\$211.44 per SF	\$205.86 per SF
Sale Date		1/26/2023	3/23/2023	9/20/2023
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	2,085	2,208	-6150	2,192	-5350	2,306	-11050
Year Built	2022	2022		2023		2023	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.	3.		3.		3.	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPF		OPF/SPF	-3000	OPF/SPF	-3000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		PAT	-2000	NONE	
Site Size	.15 AC	.15 AC		.14 AC		.15 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	CONSERVATION	RETENTION		CONSERVATION	18750	RESIDENTIAL	18750
		-Net Adj. 1.2%	-6150	Net Adj. 1.8%	8400	Net Adj. 1.0%	4700
		Gross Adj. 1.2%	6150	Gross Adj. 6.3%	29100	Gross Adj. 6.9%	32800
Adj. Sales Price	Market Value \$451,886	Adj Market Value	\$498,602	Adj Market Value	\$471,867	Adj Market Value	\$479,403
	Value per SF 216.73						

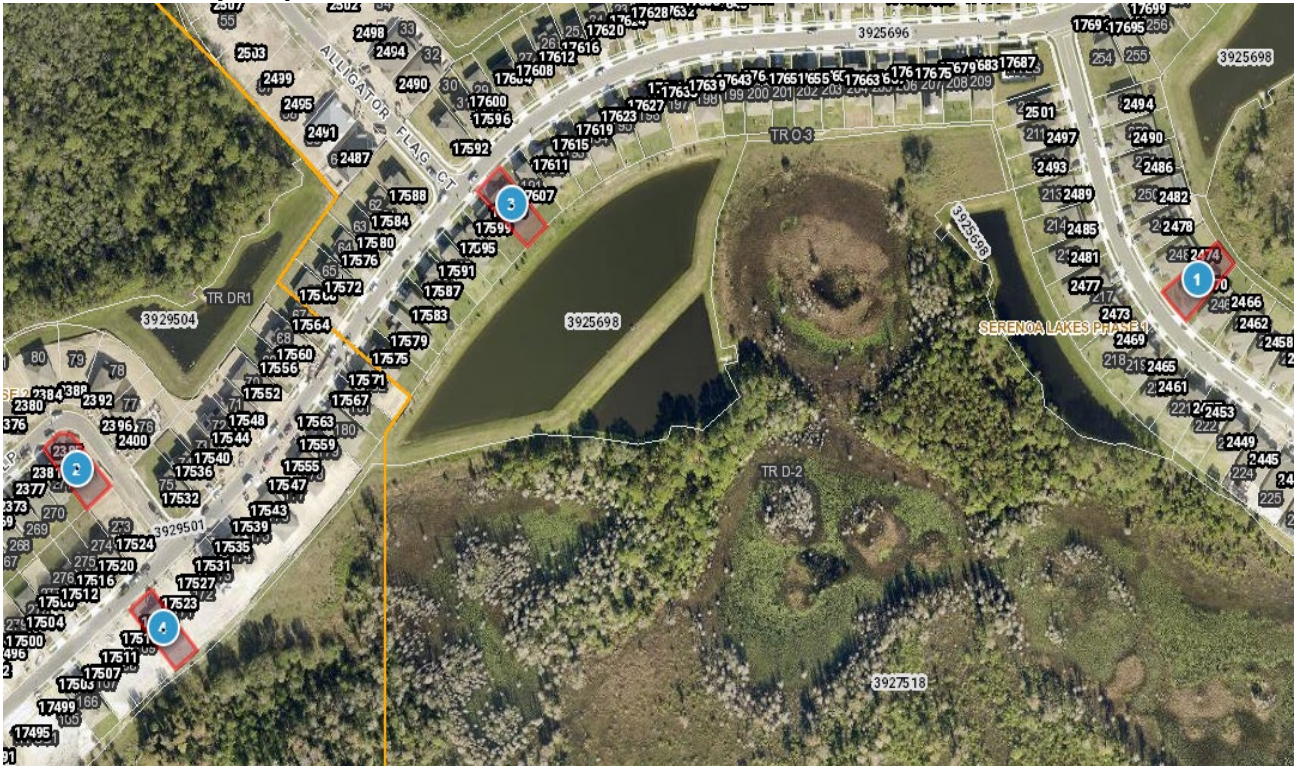
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 11/20/2024

2024-0781 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3925678	2470 SOUTHLAWN LN CLERMONT	-
2	3	3929474	2385 PALM PARK LOOP CLERMONT	.37 MILE
3	1	3925621	17603 SAW PAKMETTO AVE CLERMONT	.21 MILE
4	2	3929452	17519 SAW PALMETTO AVE CLERMONT	.35 MILE
5				
6				
7				
8				

Alternate Key 3925678
 Parcel ID 24-24-26-0010-000-24700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0781 Subject
 PRC Run: 11/21/2024 By

Card # 1 of 1

Current Owner		
IH6 PROPERTY FLORIDA L P		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

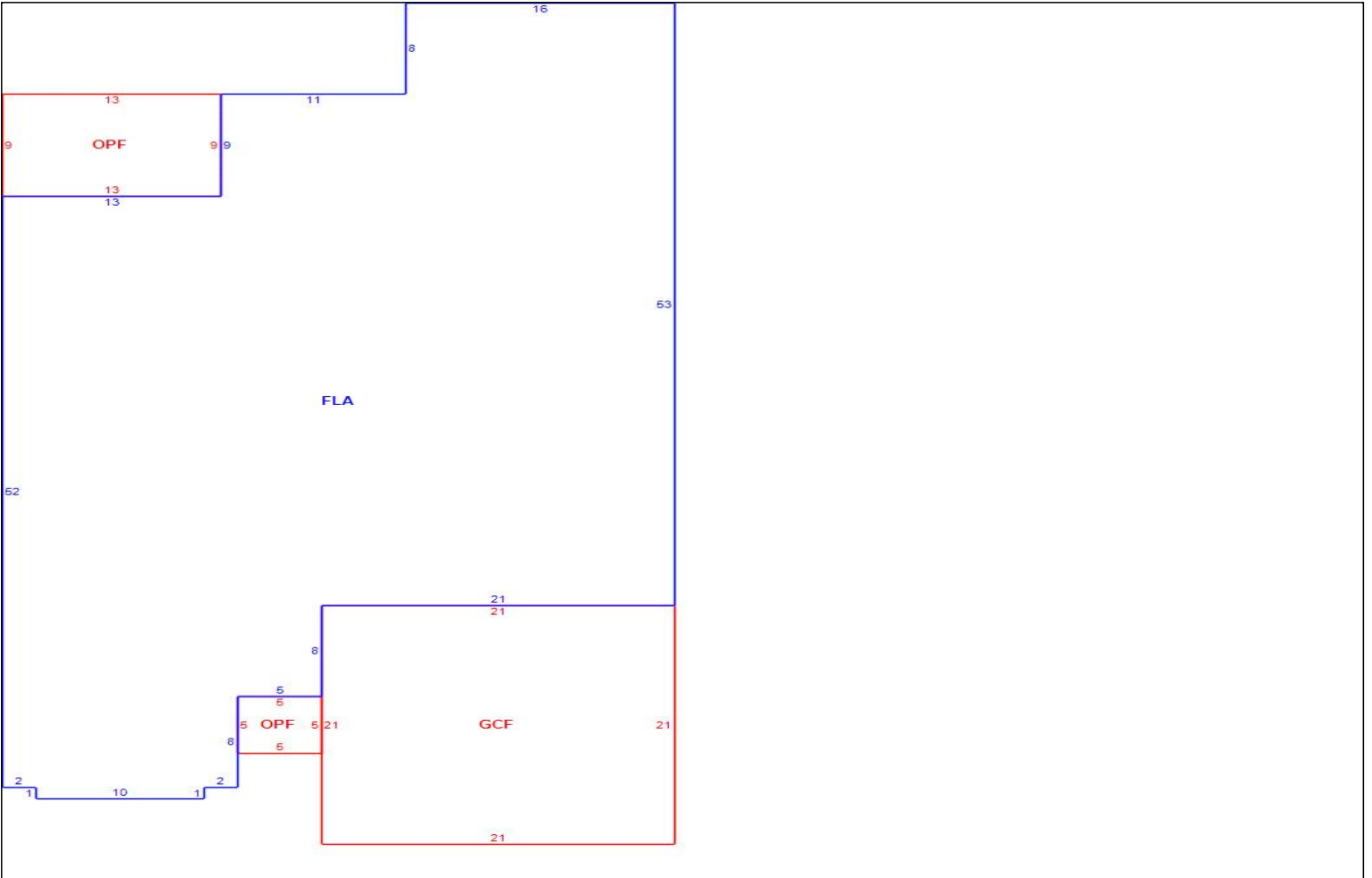
subject

Property Location		
Site Address 2470 SOUTHLAWN LN		
CLERMONT FL 34714		
Mill Group	AV05	NBHD 0586
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 08-24-202

Legal Description
SERENOA LAKES PHASE 1 PB 74 PG 65-75 LOT 247 ORB 5988 PG 2042

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	125,000.00	0.0000	1.00	1.000	1.150	0	143,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		143,750		
Classified Acres		0		Classified JV/Mkt		143,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 308,136 Deprec Bldg Value 308,136 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,085	2,085	2085	Effective Area	2085	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	122.51	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	308,136	Condition	AV	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	
					Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		2,085	2,668	2,085	Building RCNLD	308,136				

Alternate Key 3925678
 Parcel ID 24-24-26-0010-000-24700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0781 Subject
 PRC Run: 11/21/2024 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	
2023	2021081157	10-25-2021	08-24-2022	272,000	0001	SFR 2072SF 2470 SOUTHLAWN LN	01-20-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022093795	5988 0	2042 0	06-30-2022 01-01-1900	WD	Q U	03 U	I 	432,000 0				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
143,750	308,136	0	451,886	0	451886	0.00	451886	451886	442,061	

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 3925621
Parcel ID 24-24-26-0010-000-19000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0781 Comp 1
PRC Run: 11/21/2024 By

Card # 1 of 1

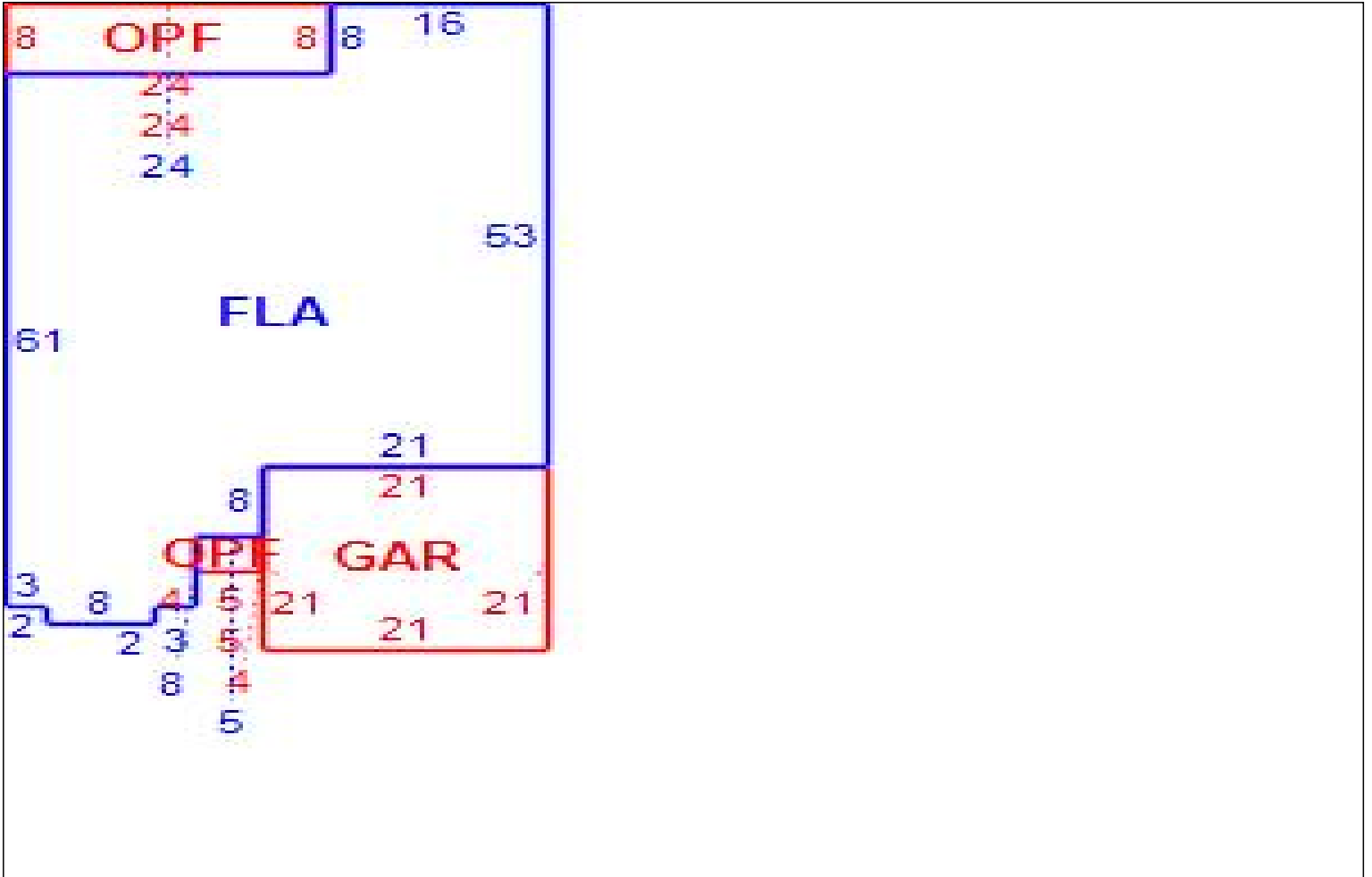
Current Owner		
PEREZ CINTRON IRELIS SECT BAJURA PALMARINA BO MEMBRILLO 3		
CAMUY	PR	00627

Property Location			
Site Address 17603 SAW PALMETTO AVE			
CLERMONT		FL 34714	
Mill Group	AV05	NBHD	0586
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-26-202

Legal Description
SERENOA LAKES PHASE 1 PB 74 PG 65-75 LOT 190 ORB 6086 PG 865

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	125,000.00	0.0000	1.00	1.000	1.150	0	143,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		143,750		
Classified Acres		0		Classified JV/Mkt		143,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 321,123 Deprec Bldg Value 321,123 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,208	2,208	2208	Effective Area	2208	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	120.99	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	212	0	Building RCN	321,123	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol					
TOTALS		2,208	2,861	2,208	Building RCNLD	321,123				

Alternate Key 3925621
 Parcel ID 24-24-26-0010-000-19000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0781 Comp 1
 PRC Run: 11/21/2024 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	
2023	2021120399	03-15-2022	01-26-2023	292,000	0001	SFR 2202SF 17603 SAW PALMETTO AV	01-26-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023011352	6086 0	0865 0	01-26-2023 01-01-1900	WD	Q U	03 U	I 	564,600 0				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
143,750	321,123	0	464,873	0	464873	0.00	464873	464873	454,606	

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Alternate Key 3929452
Parcel ID 24-24-26-0011-000-17000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0781 Comp 2
PRC Run: 11/21/2024 By

Card # 1 of 1

Current Owner		
PIPERATO JAMES F & KIMBERLEY		
17519 SAW PALMETTO AVE		
CLERMONT	FL	34714

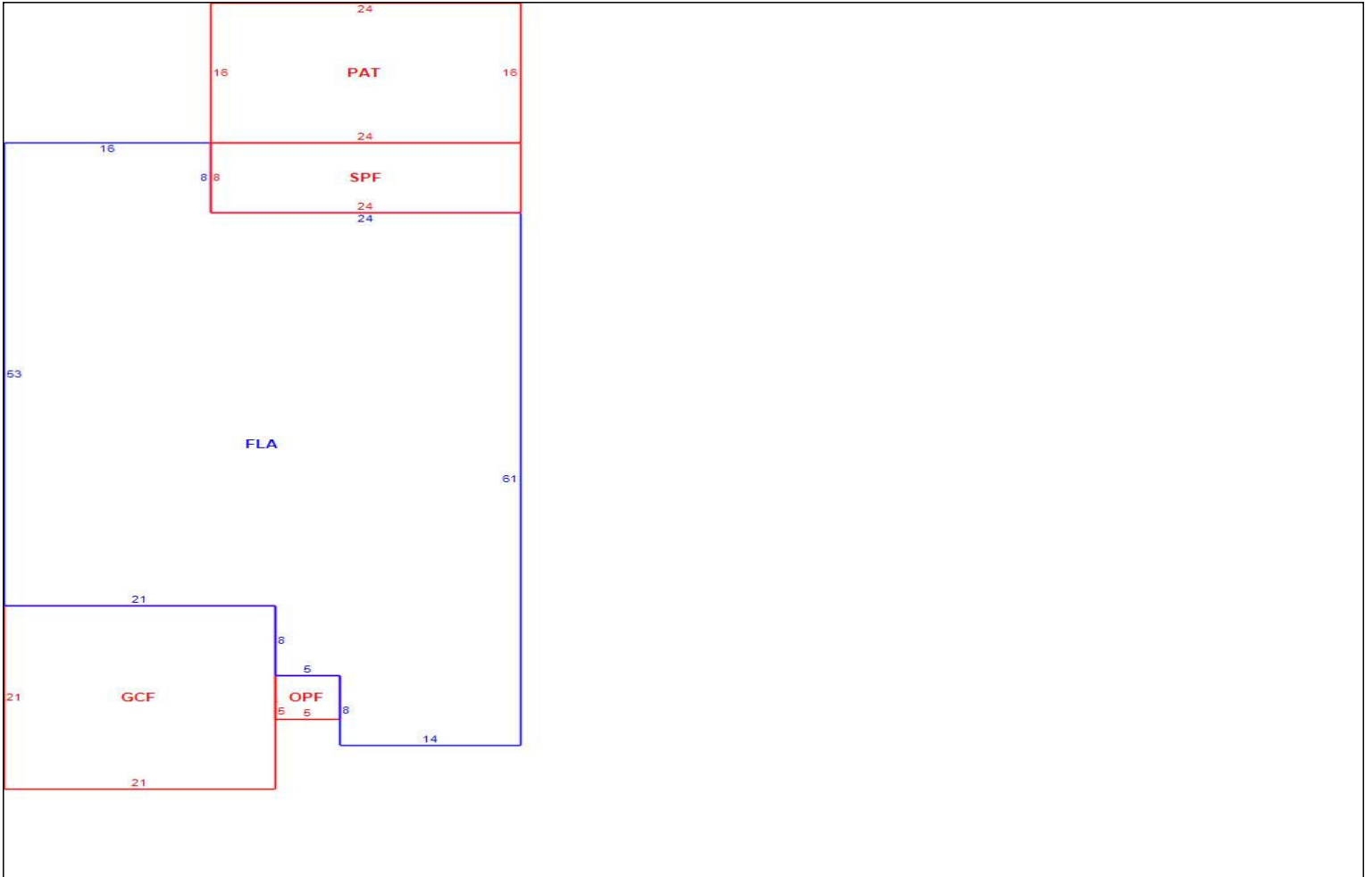
comp 2

Property Location			
Site Address	17519 SAW PALMETTO AVE		
	CLERMONT	FL	34714
Mill Group	AV05	NBHD	0586
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	08-09-202

Legal Description
SERENOA LAKES PHASE 2 PB 76 PG 40-46 LOT 170 ORB 6118 PG 555

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	125,000.00	0.0000	1.00	1.000	1.000	0	125,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		125,000		
Classified Acres		0		Classified JV/Mkt		125,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 321,705
		Deprec Bldg Value 321,705	Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,192	2,192	2192	Effective Area	2192	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	121.19	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	321,705	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	384	0	Condition	VG	Foundation	3	Fireplaces	
SPF	SCREEN PORCH FINIS	0	192	0	% Good	100.00	Functional Obsol			
TOTALS		2,192	3,234	2,192	Building RCNLD	321,705	Roof Cover	3	Type AC	03

Alternate Key 3929452
 Parcel ID 24-24-26-0011-000-17000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0781 Comp 2
 PRC Run: 11/21/2024 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	
2024	2022061662	08-09-2022	08-09-2023	290,000	0001	SFR 2186SF 17519 SAW PALMETTO AV	11-06-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023037499	6118 0	0555 0	03-23-2023 01-01-1900	WD	Q U	03 U	I	523,100 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
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	
125,000	321,705	0	446,705	0	308105	50,000.00	258105	283105	70,000	

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Alternate Key 3929474
 Parcel ID 24-24-26-0011-000-27200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0781 Comp 3
 PRC Run: 11/21/2024 By

Card # 1 of 1

Current Owner		
NICHOLS REVOCABLE TRUST		
2385 PALM PARK LOOP		
CLERMONT	FL	34714

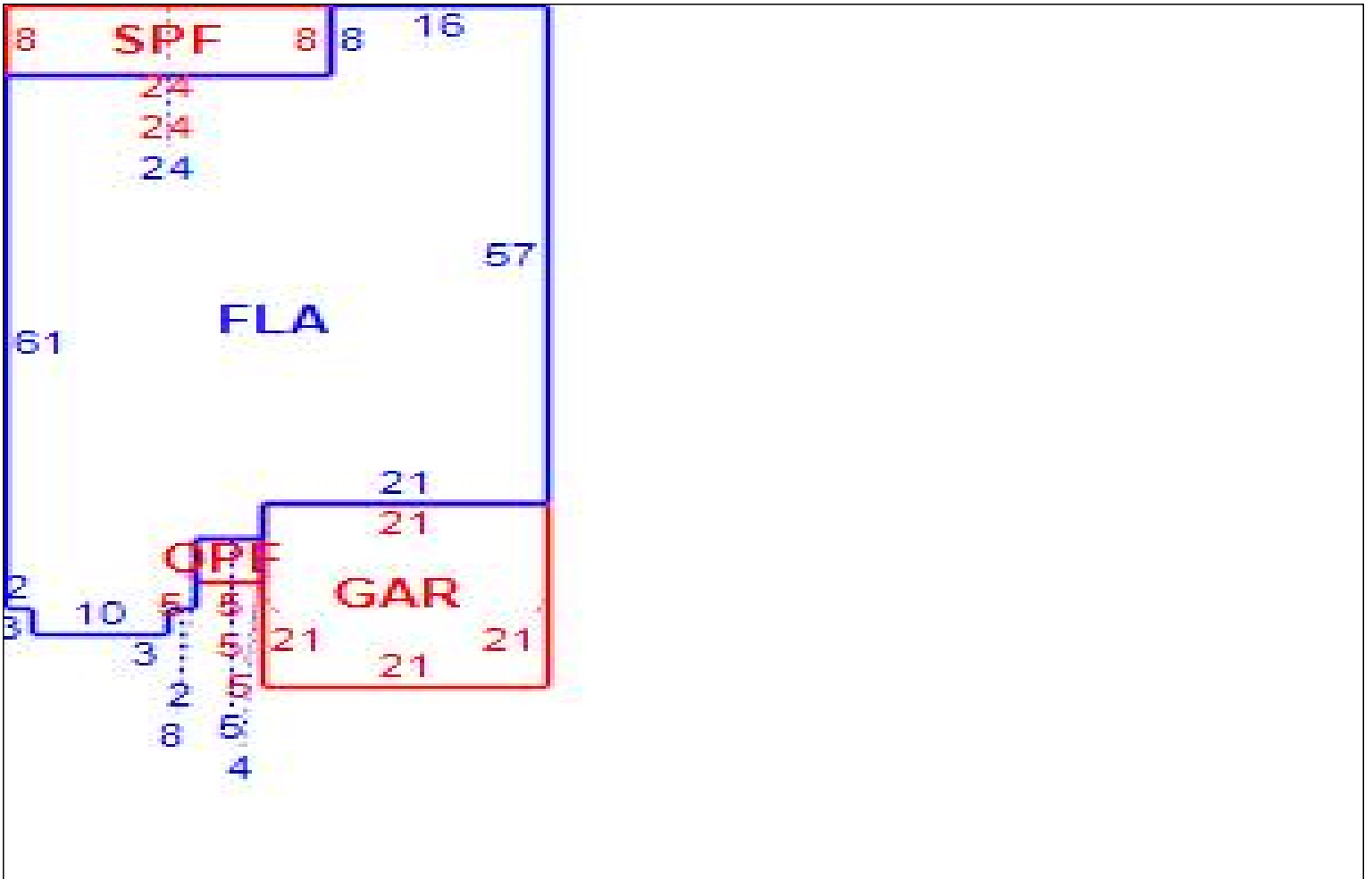
comp 3

Property Location		
Site Address 2385 PALM PARK LOOP		
CLERMONT FL 34714		
Mill Group	AV05	NBHD 0586
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-22-202

Legal Description
SERENOA LAKES PHASE 2 PB 76 PG 40-46 LOT 272 ORB 6217 PG 1042

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	125,000.00	0.0000	1.00	1.000	1.000	0	125,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		125,000		
Classified Acres		0		Classified JV/Mkt		125,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 331,390
		Deprec Bldg Value	331,390
		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,306	2,306	2306	Effective Area	2306	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	119.78	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	331,390	Condition	VG	Heat Type	6
SPF	SCREEN PORCH FINIS	0	192	0	% Good	100.00	Foundation	3	Fireplaces	
TOTALS		2,306	2,964	2,306	Functional Obsol		Building RCNLD	331,390	Roof Cover	3
									Type AC	03

Alternate Key 3929474
 Parcel ID 24-24-26-0011-000-27200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0781 Comp 3
 PRC Run: 11/21/2024 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	
2024	2022061664	08-09-2022	02-22-2024	150,000	0001	SFR 2959SF 2385 PALM PARK LOOP	02-23-2024		

Sales Information									Exemptions			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118616	6217	1042	09-20-2023	WD	Q	03	I	550,700	039	HOMESTEAD	2024	25000
	0	0	01-01-1900		U	U		0	059	ADDITIONAL HOMESTEAD	2024	25000
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	
125,000	331,390	0	456,390	0	438560	50,000.00	388560	413560	70,000	

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