



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3798015

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 # (2024-0783), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (INV\_HOME; THR Florida, LP), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (Ryan, LLC, 16220 North Scottsdale Rd, Ste 650, Scottsdale, AZ 85254), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com), and checkboxes for property type 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

<b>Petition #</b> 2024-0783	Alternate Key: 3798015	Parcel ID: 25-19-25-0180-000-03800	
<b>Petitioner Name</b> ROBERT PEYTON, RYAN LLC 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> 4875 TREASURE CAY RD TAVARES	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 254,863	\$ 254,863	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 228,370	\$ 228,370	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 228,370	\$ 228,370	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

**Last Sale Date** 5/30/2014      **Price:** \$5,966,800       Arm's Length  Distressed      **Book** 4487      **Page** 835

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3798015	3798000	3862016	3862017
<b>Address</b>	4875 TREASURE CAY RD TAVARES	4910 ABACO DR TAVARES	4511 BARBUDA DR TAVARES	4503 BARBUDA DR TAVARES
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$335,000	\$310,000	\$320,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	0.00%	0.80%
<b>Adjusted Sale</b>		\$287,430	\$263,500	\$274,560
<b>\$/SF FLA</b>	\$165.50 per SF	\$188.60 per SF	\$172.45 per SF	\$168.55 per SF
<b>Sale Date</b>		10/30/2023	1/11/2024	10/5/2023
<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>	1,540	1,524	800	1,528	600	1,629	-4450
<b>Year Built</b>	2002	2002		2016		2016	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	Y (ENCL)	Y		YES		YES	
<b>Pool</b>	N	Y	-20000	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>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUBDIVISION	SAME SUB		SAME SUB		SAME SUB	
<b>View</b>	INT LOT	INT LOT		INT LOT		INT LOT	
		-Net Adj. 6.7%	-19200	Net Adj. 0.2%	600	-Net Adj. 1.6%	-4450
		Gross Adj. 7.2%	20800	Gross Adj. 0.2%	600	Gross Adj. 1.6%	4450
<b>Adj. Sales Price</b>	Market Value <b>\$254,863</b>	Adj Market Value	<b>\$268,230</b>	Adj Market Value	<b>\$264,100</b>	Adj Market Value	<b>\$270,110</b>
	Value per SF 165.50						

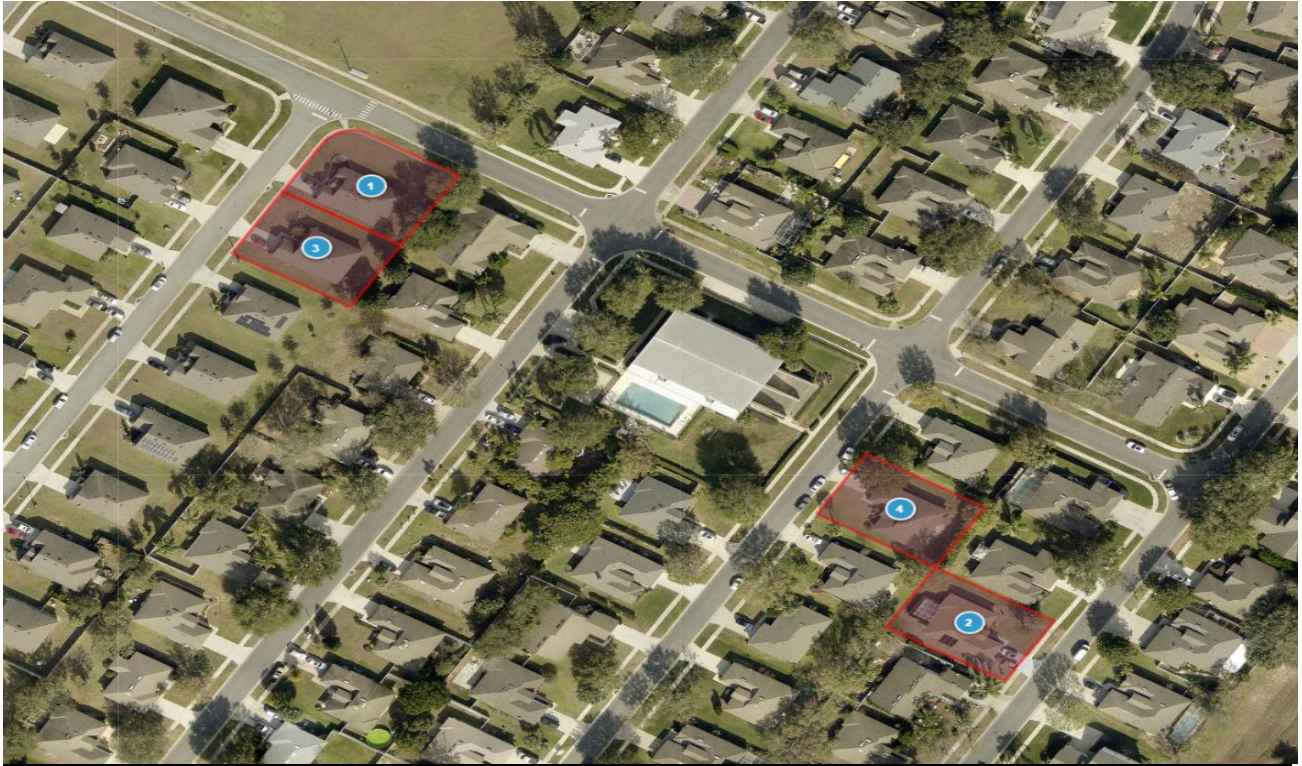
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**DATE 12/13/2024**

**2024-0783 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3862017	4503 BARBUDA DR TAVARES	SAME SUB
2	COMP 1	3798000	4910 ABACO DR TAVARES	SAME SUB
3	COMP 2	3862016	4511 BARBUDA DR TAVARES	SAME SUB
4	SUBJECT	3798015	4875 TREASURE CAY RD TAVARES	-
5				
6				
7				
8				



Alternate Key 3798015  
 Parcel ID 25-19-25-0180-000-03800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0783 Subject  
 PRC Run: 12/11/2024 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	
2003	0100784	03-07-2002	11-21-2002	85,664	0000	SFR FOR 2003			
2002	0100784	09-28-2001	03-07-2002	85,664	0000	SFR/3-4875 TREASURE CAY RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4263	0075	10-30-2012	WD	Q	Q	I	102,000			
	4201	0762	08-02-2012	CT	U	U	I	83,800			
	2651	2426	08-31-2004	WD	Q	Q	I	153,400			
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	
79,000	175,863	0	254,863	3663	251200	0.00	251200	254863	254,863	

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Alternate Key 3798000  
Parcel ID 25-19-25-0180-000-02300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0783 Comp 1  
PRC Run: 12/11/2024 By

Card # 1 of 1

Current Owner		
FERNANDEZ JOAQUIN & OLGA C		
1225 E CHESTNUT ST		
HAZLETON	PA	18201

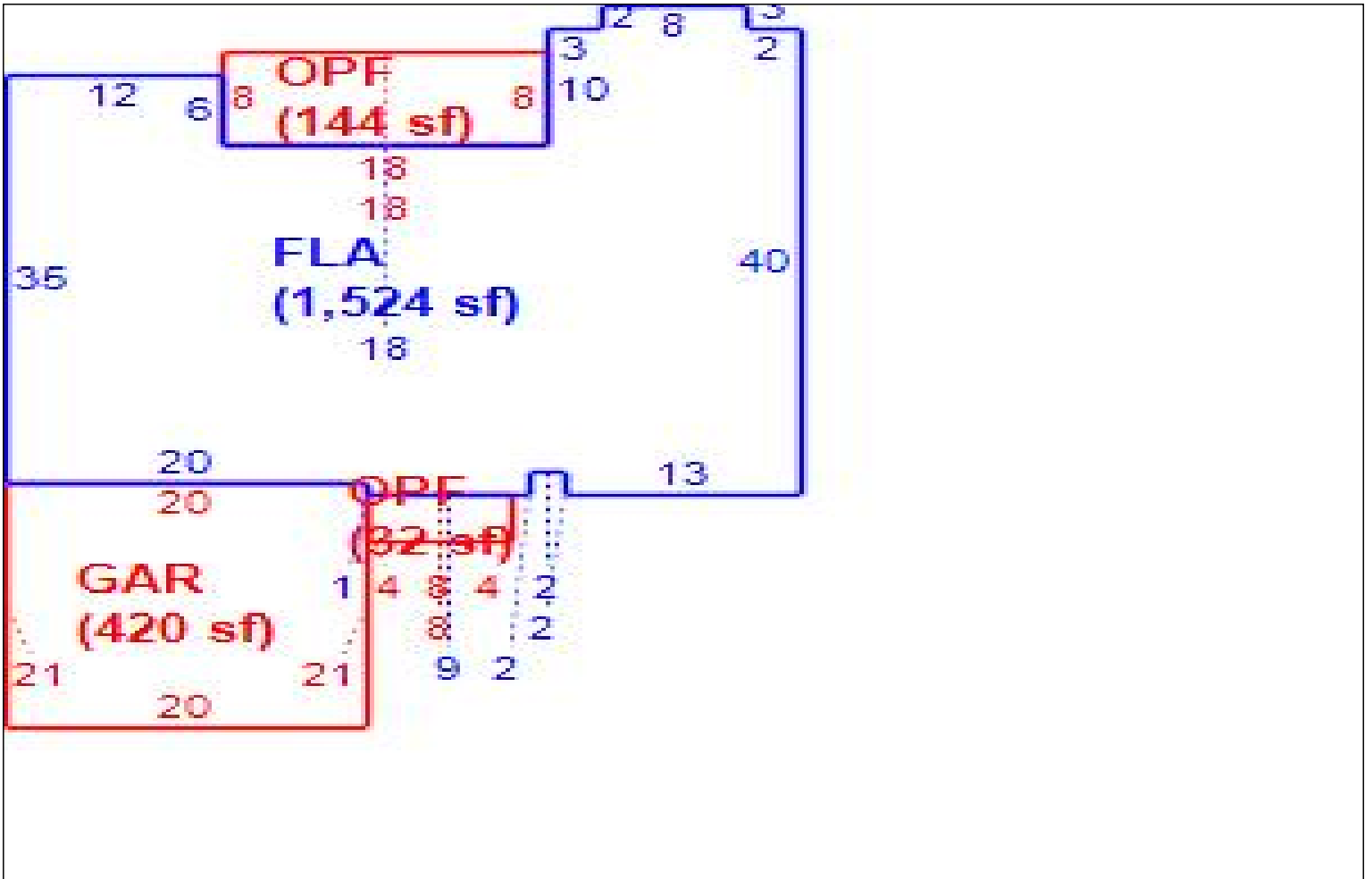
COMP 1

Property Location			
Site Address 4910 ABACO DR			
TAVARES		FL 32778	
Mill Group 000T	NBHD 0643		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-15-202

Legal Description
TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 23 PB 43 PGS 11-12 ORB 6237 PG 917

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000		
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 178,194
Deprec Bldg Value 172,848		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524	1,524	1,524	Effective Area	1524	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	94.45	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	176	0	Building RCN	178,194	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,524	2,120	1,524	Building RCNLD	172,848				



Alternate Key 3798000  
 Parcel ID 25-19-25-0180-000-02300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0783 Comp 1  
 PRC Run: 12/11/2024 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
PLD2	POOL/COOL DECK	250.00	SF	5.38	2004	2004	1345.00	70.00	942
SEN2	SCREEN ENCLOSED STRUCTURE	756.00	SF	3.50	2004	2004	2646.00	50.00	1,323
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00068	01-23-2004	10-14-2004	10,000	0000	SWIMSPA & DECKING 6X13			
2003	01-00873	01-01-2002	11-25-2002	84,190	0000	SFR/3-4910 ABACO DR			

<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
2023135445	6237	0917	10-30-2023	WD	Q	01	I	335,000			
2021069921	5713	0342	05-07-2021	WD	Q	01	I	134,000			
	4297	0720	03-21-2013	WD	Q	Q	I	129,000			
	2463	2254	11-25-2003	WD	Q	Q	I	144,000			
	2082	1771	03-08-2002	WD	Q	Q	I	126,400			
<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	
79,000	172,848	5,765	257,613	0	257613	0.00	257613	257613	257,854	

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Alternate Key 3862016  
 Parcel ID 25-19-25-0184-000-31600

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0783 Comp 2  
 PRC Run: 12/11/2024 By

Card # 1 of 1

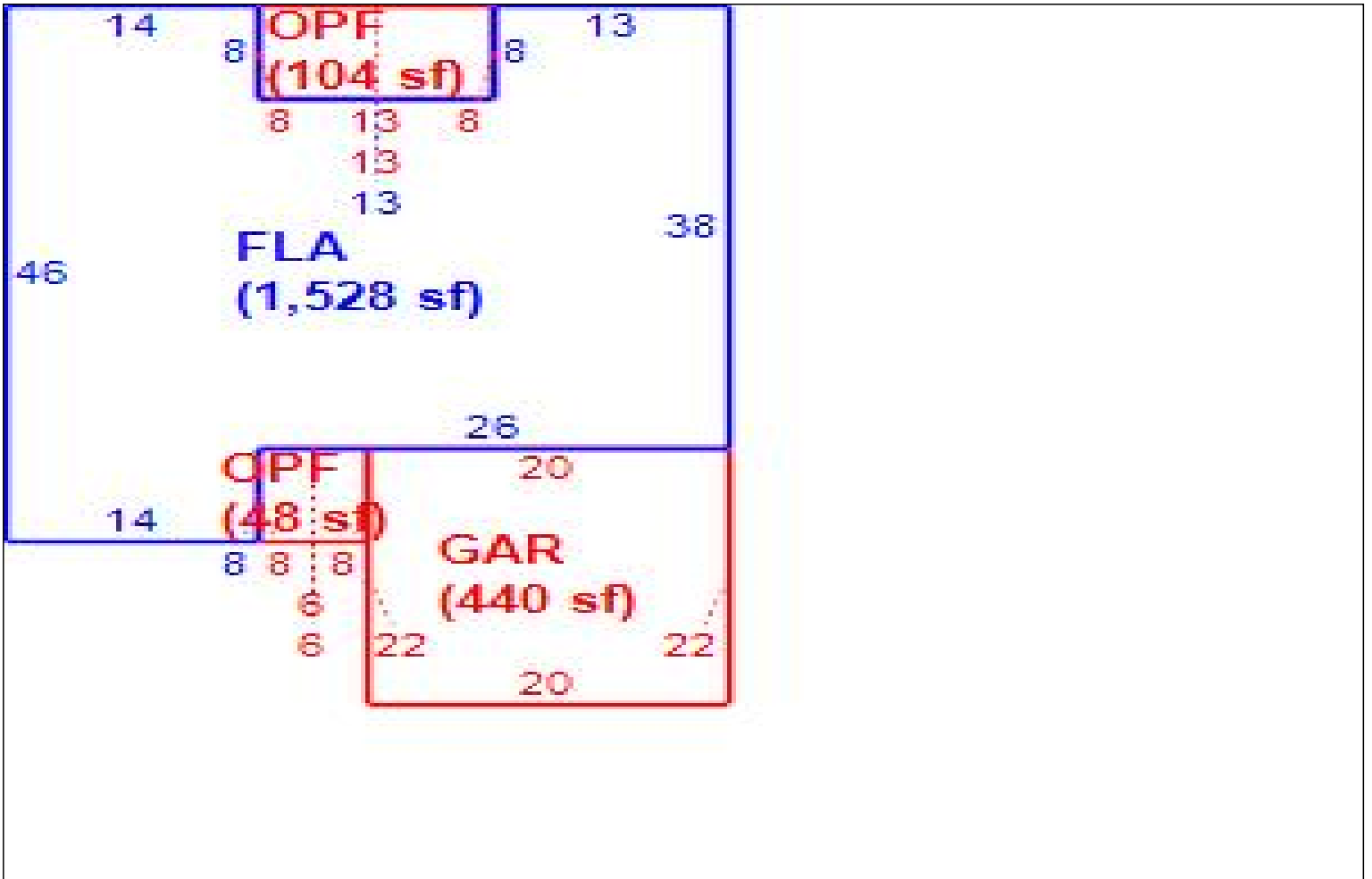
Current Owner		
SWEEZEA BRIAN T & AMANDA R		
4511 BARBUDA DR		
TAVARES	FL	32778

Property Location			
Site Address 4511 BARBUDA DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-18-202

**Legal Description**  
 GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 316 ORB 6278 PG 193

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000		
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 191,009 Deprec Bldg Value 185,279 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,528	1,528	1528	Effective Area	1528	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	100.90	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	152	0	Building RCN	191,009	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,528	2,120	1,528	Building RCNLD	185,279				

Alternate Key 3862016  
 Parcel ID 25-19-25-0184-000-31600

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0783 Comp 2  
 PRC Run: 12/11/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-00001128	09-21-2016	12-15-2016	209,025	0001	SFR 3/2 4511 BARBUDA DR	12-15-2016	12-07-2016	

<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
2024011738	6278	0193	01-11-2024	WD	Q	01	I	310,000	039	HOMESTEAD	2025	25000
2023123944	6223	1745	10-05-2023	WD	Q	01	I	309,000	059	ADDITIONAL HOMESTEAD	2025	25000
2017023644	4910	1055	02-24-2017	WD	Q	Q	I	193,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
<b>Total</b>											50,000.00	

<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	
79,000	185,279	0	264,279	0	264279	50,000.00	214279	239279	264,279	

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Alternate Key 3862017  
Parcel ID 25-19-25-0184-000-31700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0783 Comp 3  
PRC Run: 12/11/2024 By

Card # 1 of 1

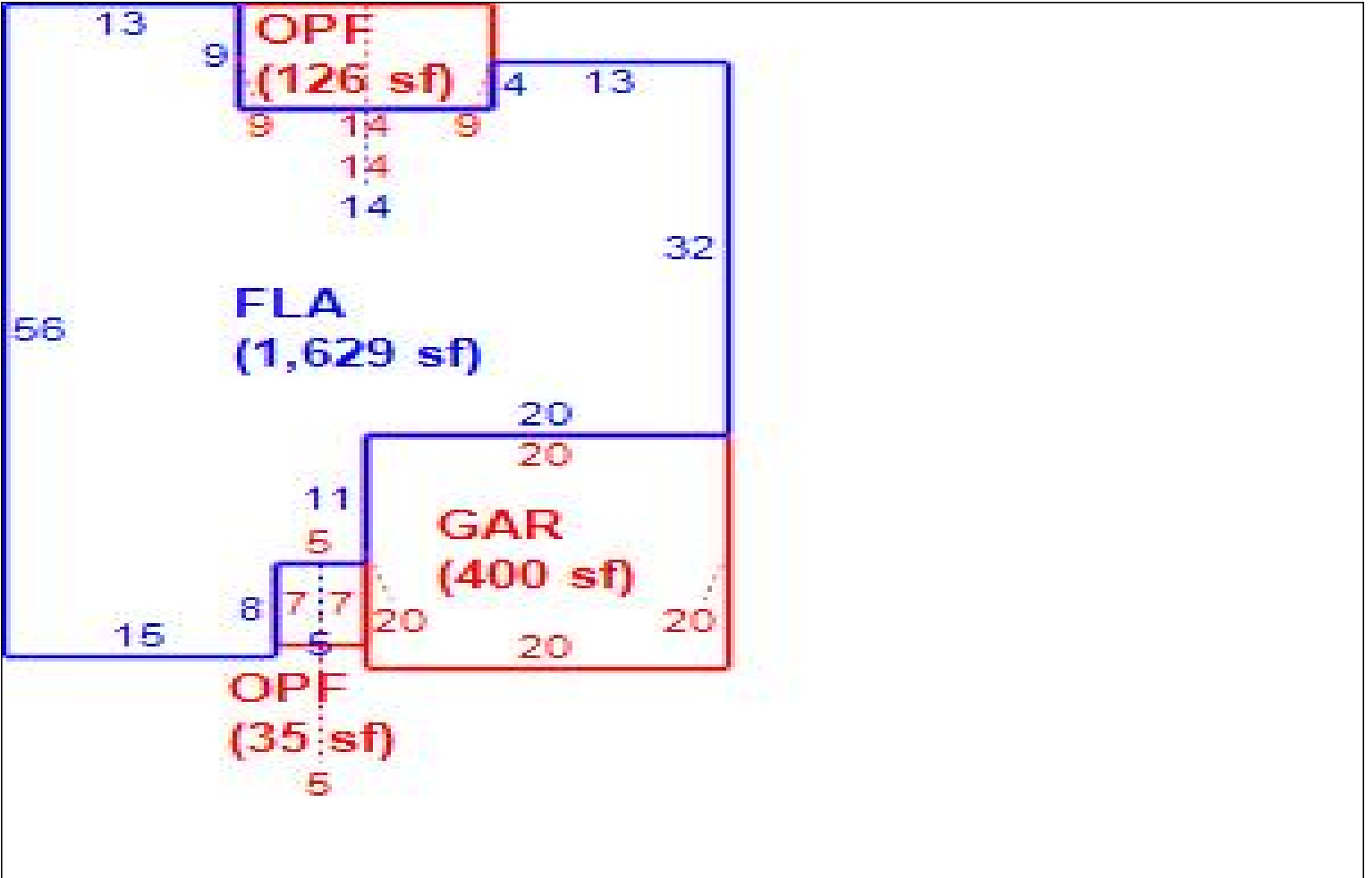
Current Owner		
DYER CYPRIAN C		
4503 BARBUDA DR		
TAVARES	FL	32778

Property Location			
Site Address 4503 BARBUDA DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0643
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 317 ORB 6228 PG 2311

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,000		
Classified Acres		0		Classified JV/Mkt		79,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 198,702 Deprec Bldg Value 192,741 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,629	1,629	1629	Effective Area	1629	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	99.77	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	161	0	Building RCN	198,702	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		1,629	2,190	1,629	Building RCNLD	192,741				

Alternate Key 3862017  
 Parcel ID 25-19-25-0184-000-31700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0783 Comp 3  
 PRC Run: 12/11/2024 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-00001114	09-21-2016	12-15-2016	215,392	0001	SFR 3/2 4503 BARBUDA DR	12-15-2016	12-07-2016	

<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
2023128580	6228	2311	10-05-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	25000
2021125048	5791	1501	08-26-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017050685	4942	0915	05-02-2017	LE	U	U	I	100				
2016130602	4878	0233	12-14-2016	WD	Q	Q	I	201,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
<b>Total</b>											50,000.00	

<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	
79,000	192,741	0	271,741	0	271741	50,000.00	221741	246741	271,741	

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