

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 38/9087

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.

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Petition # 20	24-0877	County Lake		ax year 2024	Date received 9./2.24
		ompleted by t	he permoner		
	fayette RE LLC; JOBIN 22 LLC		Representative: I Parcel ID and	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	physical address or TPP account #	15-24-26-130 3021 Merlot	02-000-11900 Way
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com
The standard way	to receive information is by	US mail. If possib	e, I prefer to receiv	e information l	by 🗹 email 🔲 fax.
	petition after the petition de at support my statement.	eadline. I have atta	ched a statement o	of the reasons	I filed late and any
your evidence t evidence. The	o the value adjustment boar VAB or special magistrate r	d clerk. Florida law a uling will occur und	allows the property a er the same statuto	appraiser to cro ry guidelines a	• • •
	☑ Res. 1-4 units ☐ Industr ☐ Res. 5+ units ☐ Agricultu	ial and miscellaneo ural or classified use	us High-water re	-	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Chec	k one. If more that	n one; file a separ	ate petition.	
☑ Real property v ☐ Denial of classi	value (check one) I decrea	ase 🔲 increase	Denial of exer	mption Select of	or enter type:
Parent/grandpa	arent reduction of substantially complete o	n January 1			ption or classification by of application.)
return required t	al property value (You mu by s.193.052. (s.194.034, l s for catastrophic event	•		control (s. 193.1	.1555(5), F.S.) or change of 55(3), 193.1554(5), or
	f this is a joint petition. Attant they are substantial				erty appraiser's
by the reques group.	ted time. For single joint pe	titions for multiple ur	nits, parcels, or acco	ounts, provide t	nutes. The VAB is not bound he time needed for the entire
- ·	s or I will not be available to	•			
evidence directly to	to exchange evidence wit o the property appraiser at ce. At the hearing, you ha	least 15 days befo	re the hearing and		
of your property re information redact	cord card containing inform	mation relevant to t	he computation of	your current as	e property appraiser a copy ssessment, with confidential nd 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.**

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PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if y without attaching a completed power of attorney or au Written authorization from the taxpayer is required for collector.	thorization for representation to this form.	
I authorize the person I appoint in part 5 to have ac Under penalties of perjury, I declare that I am the own petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession Complete part 4 if you are the taxpayer's or an affiliate representatives.	onal Signature ed entity's employee or you are one of the foll	owing licensed
I am (check any box that applies):	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar numb	er).	
A Florida real estate appraiser licensed under Cha	apter 475, Florida Statutes (license number —	RD6182).
A Florida real estate broker licensed under Chapter	er 475, Florida Statutes (license number).
A Florida certified public accountant licensed under	er Chapter 473, Florida Statutes (license numb	ber).
I understand that written authorization from the taxpay appraiser or tax collector.	rer is required for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authori am the owner's authorized representative for purpose under s. 194.011(3)(h), Florida Statutes, and that I ha	s of filing this petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representativ	ve not listed in part 4 above.	
I am a compensated representative not acting as AND (check one)	one of the licensed representatives or employ	vees listed in part 4 above
Attached is a power of attorney that conforms to t taxpayer's authorized signature OR the taxpayer's		
I am an uncompensated representative filing this	petition AND (check one)	
the taxpayer's authorization is attached OR [] th	e taxpayer's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpa appraiser or tax collector.	yer is required for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the own becoming an agent for service of process under s. 19 facts stated in it are true.	ner's authorized representative for purposes o 94.011(3)(h), Florida Statutes, and that I have	of filing this petition and of read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

The Petitioner is: □ Taxpayer's agent Property Address 3021 MERLOT WAY CLERMONT Owner Name Jobin 22 IIc Value from TRIM Notice Value before Board Actin Value presented by Prop Appr Value after Board Actin Value presented by Prop Appr . Just Value, required \$ 328,528 \$ 328,528 \$ 328,528 . Assessed or classified use value, "if applicable \$ 328,528 \$ 328,528 \$. Taxable Value, "required \$ 328,528 \$ 328,528 \$ 328,528 . Taxable Value, "required \$ 328,528 \$ 328,528 \$ 328,528 . Taxable Value, "required \$ 328,528 \$ 328,528 \$ 328,528 \$. Taxable Value, "required \$ 328,520 \$ 328,528 \$ 328,528 \$. Taxable Value, "required \$ 328,520 \$ 328,528 \$ 328,528 \$. Tax Sallo Date 4/20/2022 Price: \$ 3342,500 \$ Arris Longh Doubressed Book # 129 Page 238 . Ack# 30108 RAWCLIFER RD 15234 MARKHANDR 3108 RAWCLIFER RD S 310765 3108 RAWCLIFER RD S 3107,56				RES	SIDENTIA	L				
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	Adj. Sales Price	Value per SF			·					

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.

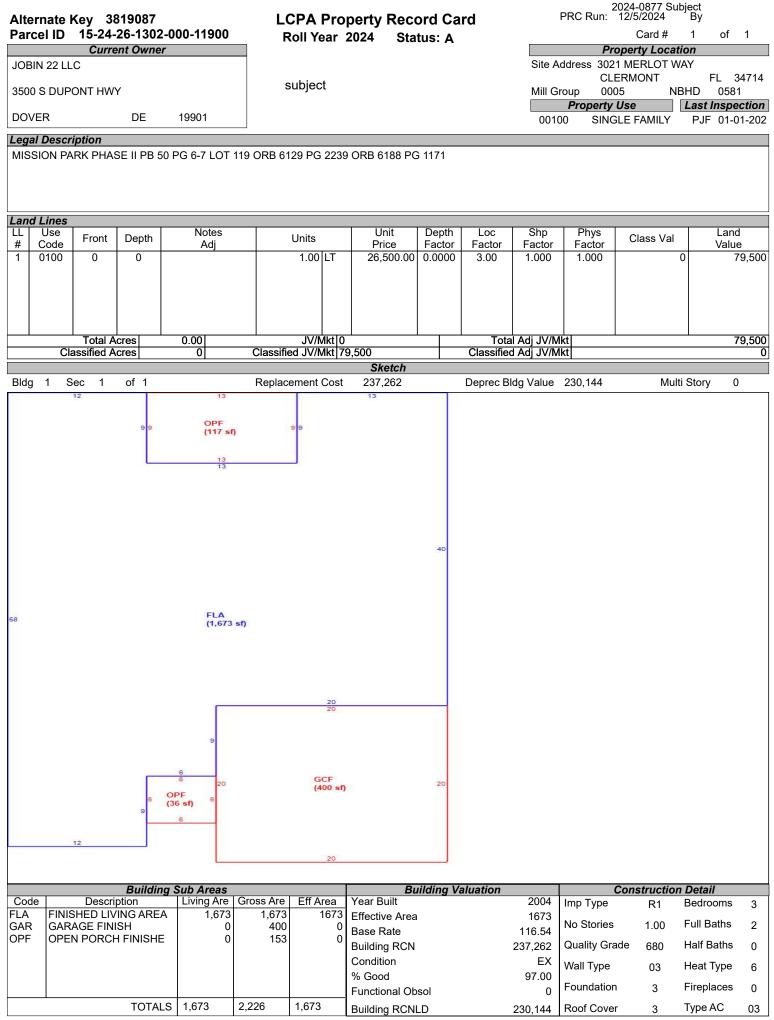
DEPUTY: Mohamed Shariff

DATE 11/18/2024

2024-0877 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3819087	3021 MERLOT WAY	• • • • , • • • • • • • • • • • • • • • • • • •
2	comp 2	3812662	CLERMONT 15234 MARKHAM DR	-
	-		CLERMONT 3158 RAWCLIFFE RD	same sub
3	comp 1	3819763	CLERMONT	same sub
4	comp 3	3819772	3108 RAWCLIFFE RD CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3819087 Parcel ID 15-24-26-1302-000-11900

LCPA Property Record Card Roll Year 2024 Status: A

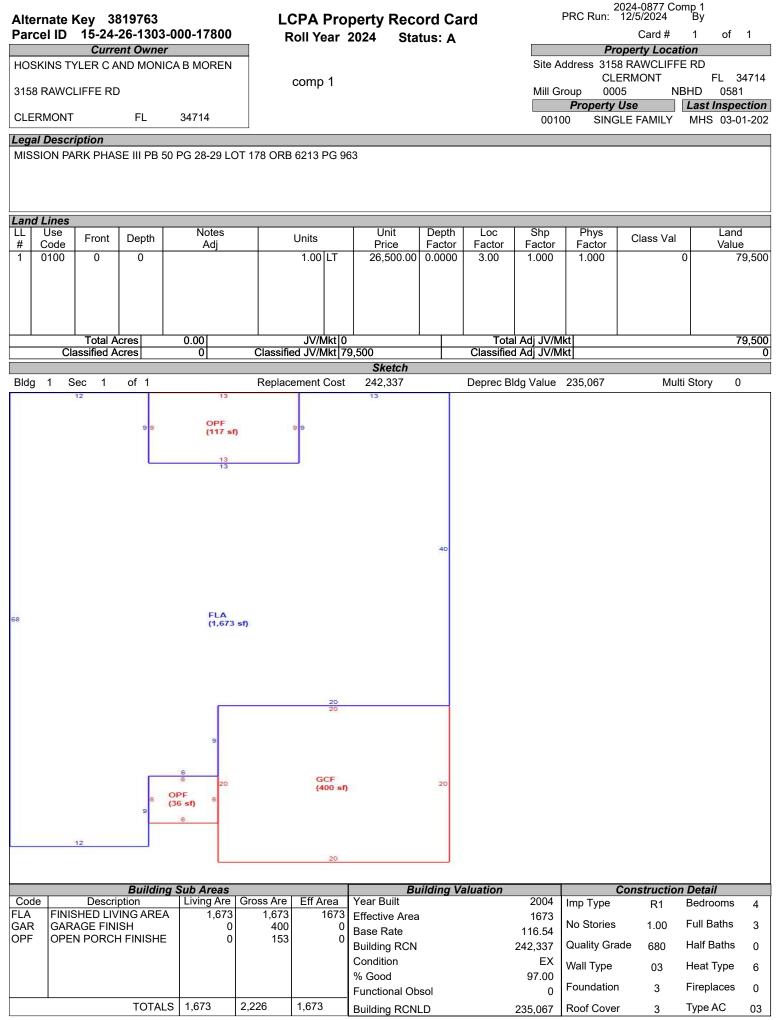
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Card # 1 of 1

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PLD2		COOL					8.00		SF	5.38	2004	2004	1980.0			1,386
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											I					
					Sales In	-	ation							mptions		
Instru	ument N	۸o	Boo	ok/Page	Sale D)ate	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Yea	r Amount
202	304707	6	6120	2230	04-20-2	0000		0	01		342 500					

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023047076	6129	2239	04-20-2022	WD	Q	01	I	342,500				
2023094279	6188	1171	04-20-2022	WD	U	11	I	0				
	3846	0718	11-16-2009	WD	U	U	I	130,000				
	2693	1568	09-10-2004	WD	Q	Q	I	204,500				
										Total		0.00
										TOLAT		0.00
	Value Summary											
					-	<i>.</i> .			. – .			

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,500	230,144	18,884	328,528	0	328528	0.00	328528	328528	321,535



Alternate Key 3819763 Parcel ID 15-24-26-1303-000-17800

79,500

235,067

16.708

331.275

LCPA Property Record Card Roll Year 2024 Status: A

2024-0877 Comp 1 PRC Run: 12/5/2024 By

Card # 1 of 1

						*Only			aneous F records a	eatures are reflected	below				
Code		Descri	ption		Uni	its	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	d Api	r Value
POL2	SWIMMING I	POOL -	RESIDEN	ITIAL	42	0.00	5	SF	35.00	2004	2004	14700.0	0 85.00		12,495
PLD2	POOL/COOL	DECK			37	8.00	5	SF	5.38	2004	2004	2034.0	0 70.00		1,424
SEN2	SCREEN EN	CLOSE	ED STRUC	TURE	151	8.00	S	SF	3.50	2004	2004	5313.0	0 52.50		2,789
	1				1	1		Bui	lding Per	mits	1	ł	1	J	
Roll Yea	ar Permit	ID	Issue Da	ate C	omp D	Date	Am	ount	Туре		Descri	otion	Review I	Date C	CO Date
2021 2005 2005 2005	20201012 20040803 20040710 20040309	74 86	10-27-20 08-12-20 07-22-20 04-08-20	04 1: 04 1:	3-01-2 2-22-2 2-22-2 2-22-2	004 004		13,47 2,15 1 98,73	0 0000 0 0000	REPL WINE 42X19 SEN POOL 15X3 SFR 3158 F	0 DECK 19		03-02-2	021	
				Sales II	nforma	ation						Exe	mptions		
Instru	ument No	Boo	k/Page	Sale D	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	า	Year	Amount
202	3115340	6213	0963	09-13-2	2023	WD	Q	01	I	410,00	0 039	HOMESTE		2024	

	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	2023115340	6213	0963	09-13-2023	WD	Q	01		410,000	039	HOMESTEAD	2024	25000
	2020059833	5480	1311	05-27-2020	WD	Q	01	1	253,500	059	ADDITIONAL HOMESTEAD	2024	25000
		3343	1609	11-22-2006	QC	U	U	I	0				
		3248	0906	05-18-2006	WD	Q	Q	I	295,000				
		2677	1458	10-05-2004	WD	Q	Q	I	215,900				
											Total		50,000.00
[Val	ue Summ	ary			•	
	Land Value Bldg	g 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

331275

50,000.00

281275

306275

324,137

0

		Curro	nt Owner			Roll Year 2	024 Jld	tus: A			Dror	Card # Derty Locat		1
VINNE	E MICH	AEL & A								Site A	ddress 15234			_
					c	omp 2					CLEF	RMONT	FL	
5234	MARKI	HAM DR								Mill G	roup 0005 Property U		BHD 058 Last Inspe	
CLERN	NONT		FL	34714						001		E FAMILY	PJF 01-	
egal [Descrij	otion												
AISSIC	JN PAF		6E I PB 48 F	PG 3 LOT 30 O	RB 6240 F	³ G 2191								
and L	. <i>ines</i> Jse			Notes	I		Unit	Depth	Loc	Shp	Phys		Lan	d
# C	ode	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	le
1 0	100	0	0			1.00 LT	26,500.00	0.0000	3.00	1.000	1.000		0	79,50
	Cla	Total A ssified A		0.00	Classifie	JV/Mkt 0 ed JV/Mkt 79	.500			l Adj JV/M d Adj JV/M				79,50
						•	Sketch				•			
Bldg	1 Se	ec 1	of 1	40	Replac	ement Cost	266,436		Deprec Bl	dg Value	258,443	Mult	i Story (0
				FLA (1,935 sf)										
						22 22								
				15										
				20		GCF (440 sf)		20						
	1	3	5 ₆ OP (30	5 5 9F 6 (sf) 5		22								
Code		Descrip	otion		Gross Are		<u>Βι</u> Year Built	uilding Va	aluation	2003	Imp Type	onstruction R1	Detail Bedrooms	3
LA GAR		HED LIV	ING AREA	1,935 0	1,935 440	0	Effective Area	l		1935	No Stories	1.00	Full Baths	2
PF			I FINISHE	0	440 30	0	Base Rate Building RCN			115.78 266,436	Quality Grade		Half Baths	
	1						Condition			200,430 EX				-
							Contaition			- / ·		0.0	Heat luna	~
							% Good			97.00	Wall Type	03	Heat Type	
								sol			Foundation	03 3	Fireplaces	

79,500

258.443

0

337,943

LCPA Property Record Card Roll Year 2024 Status: A

2024-0877 Comp 2 PRC Run: 12/5/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	·											

				Build	ıng Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2004	2003041119	05-02-2003	11-18-2003	106,084	0000	SFR		

			Sales Inform	Exemptions									
Instrument No	b Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023138470	6240 2405	2191 1574	11-07-2023 08-28-2003	WD WD	Q Q	01 Q	I	385,000 152,600	003 039 059	39 HOMESTEAD		5000 25000 25000	
									Total 55,000.0				
Value Summary													
Land Value	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu										ous Valu		

337943

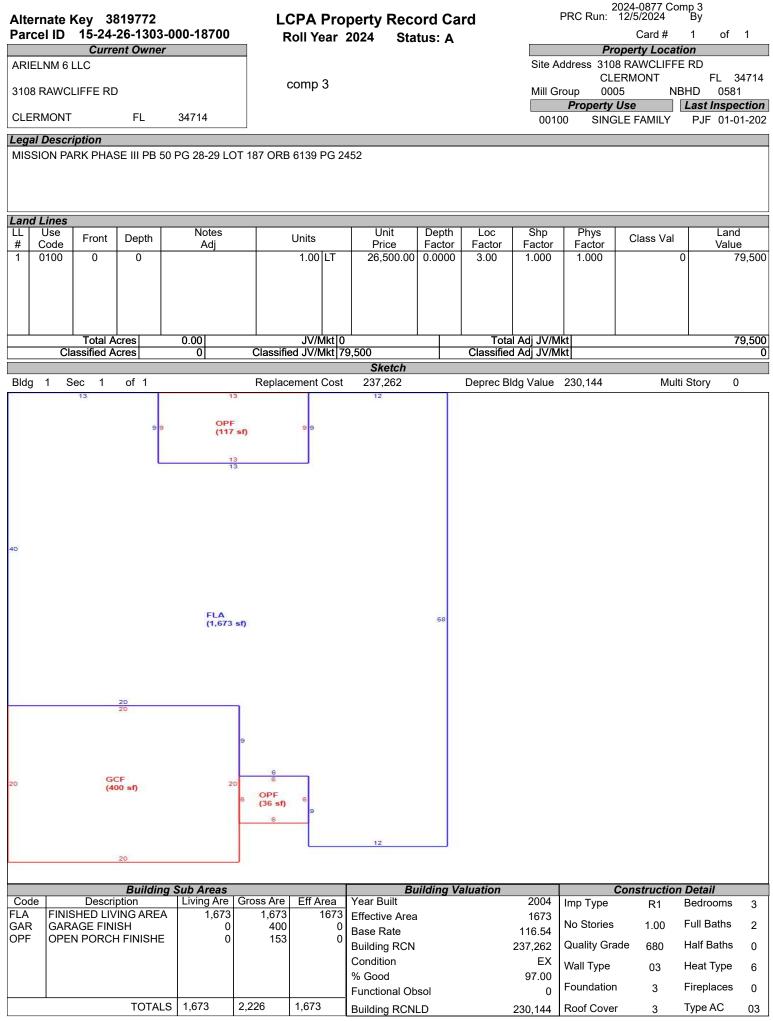
55,000.00

282943

307943

329,560

0



Alternate Key 3819772 Parcel ID 15-24-26-1303-000-18700

79,500

230.144

16.706

326.350

LCPA Property Record Card Roll Year 2024 Status: A

2024-0877 Comp 3 PRC Run: 12/5/2024 By

Card # 1 of 1

				_				Minnel	lanaaus F	a a furra a					_	
	Miscellaneous Features *Only the first 10 records are reflected below															
Code	1	ntion		Effect Y	r RCN		%Good	40	r Value							
POL2						ts 1.00	Туре	SF 01	nit Price 35.00	Year Blt 2004	2004		10.00		Ар	10,829
	PLD2 POOL/COOL DECK					5.00		SF	5.38	2004 2004 2004			12740.00 85.0 2130.00 70.0		- / -	
SEN2					1462		SF		3.50	2004 2004 2004			5117.00 52.50		2,686	
PUG1	POOL UPGRADE				1.00			2000.00	2004	2004		00.00			1,700	
1.001									2000.00	2004	2004	200	00.00	00.00		1,700
	1				1			Bui	Idina Por	mite					1	
Roll Ye	Building Permits Roll Year Permit ID Issue Date Comp Date Amount Type												T	Review D	ate (CO Date
	0001110	04110740 11-10-20		-			<u>.</u>		0 0000	SCRN POO	Description SCRN POOL ENCL 38X20					
2005	0001070	-			12-22-2004		12			POOL 354SF DECK 38X19.6						
	2003		02-18-20	-			98			SFR 3108 R						
2005	2005 2004020150 02-18-2004 1						00,10									
Sales Information													Exem	ptions		
Instr	Instrument No Book/Page Sale I						· Q/U	Code	Vac/Imp	Sale Price	Code	Descri	ption		Year	Amount
202	3055152	6139	2452	05-01-2	2023	WD	Q	01	1	385,00	0					
-	8039184	5090			03-30-2018 WI			Q	l i	220,00						

	Instrument No	DUUK	гауе	Sale Dale	msu		Code	vac/imp	Sale Flice	Code	Description		real	Amount
	2023055152	6139	2452	05-01-2023	WD	Q	01	I	385,000					
	2018039184	5090	1490	03-30-2018	WD	Q	Q	I	220,000					
		3988	1638	12-07-2010	WD	Q	Q	I	125,000					
		3988	1634	07-07-2010	WD	U	U	I	108,000					
		2704	1973	11-02-2004	WD	Q	Q	I	208,600					
												Total		0.00
	Value Summary													
I	and Value Bldo	y Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	ntv Ex A	mt Co Tax Val	Sch Tax V	Val Prev	ious Valu

326350

0.00

326350

326350

319,207

0