



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3817568

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 #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, 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

Petition # 2024-0891	Alternate Key: 3817568	Parcel ID: 29-19-25-1901-000-09100
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 217 GOLDIE ST LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name. SMARTRESI F1 FUND PROPERTY OWN	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 377,009	\$ 377,009
2. Assessed or classified use value, *if applicable	\$ 362,730	\$ 362,730
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 362,730	\$ 362,730

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

Last Sale Date 4/28/2022 **Price:** \$379,400 Arm's Length Distressed **Book** 5990 **Page** 122

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3817568	3931182	3931168	3931151
Address	217 GOLDIE ST LEESBURG	1100 BRADFORD RIDGE DR	1089 BRADFORD RIDGE DR	1021 BRADFORD RIDGE DR
Proximity				
Sales Price		\$510,300	\$478,900	\$470,200
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.80%	1.20%
Adjusted Sale		\$450,085	\$410,896	\$405,312
\$/SF FLA	\$122.68 per SF	\$158.48 per SF	\$131.44 per SF	\$129.66 per SF
Sale Date		4/28/2023	10/26/2023	9/22/2023
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	3,073	2,840	11650	3,126	-2650	3,126	-2650
Year Built	2007	2023		2023		2023	
Constr. Type							
Condition							
Baths	3.1	3.1		4.1	-8000	3.1	
Garage/Carport							
Porches							
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							
Site Size							
Location							
View							
		Net Adj. 2.6%	11650	-Net Adj. 2.6%	-10650	-Net Adj. 0.7%	-2650
		Gross Adj. 2.6%	11650	Gross Adj. 2.6%	10650	Gross Adj. 0.7%	2650
Adj. Sales Price	Market Value \$377,009	Adj Market Value	\$461,735	Adj Market Value	\$400,246	Adj Market Value	\$402,662
	Value per SF 122.68						

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.

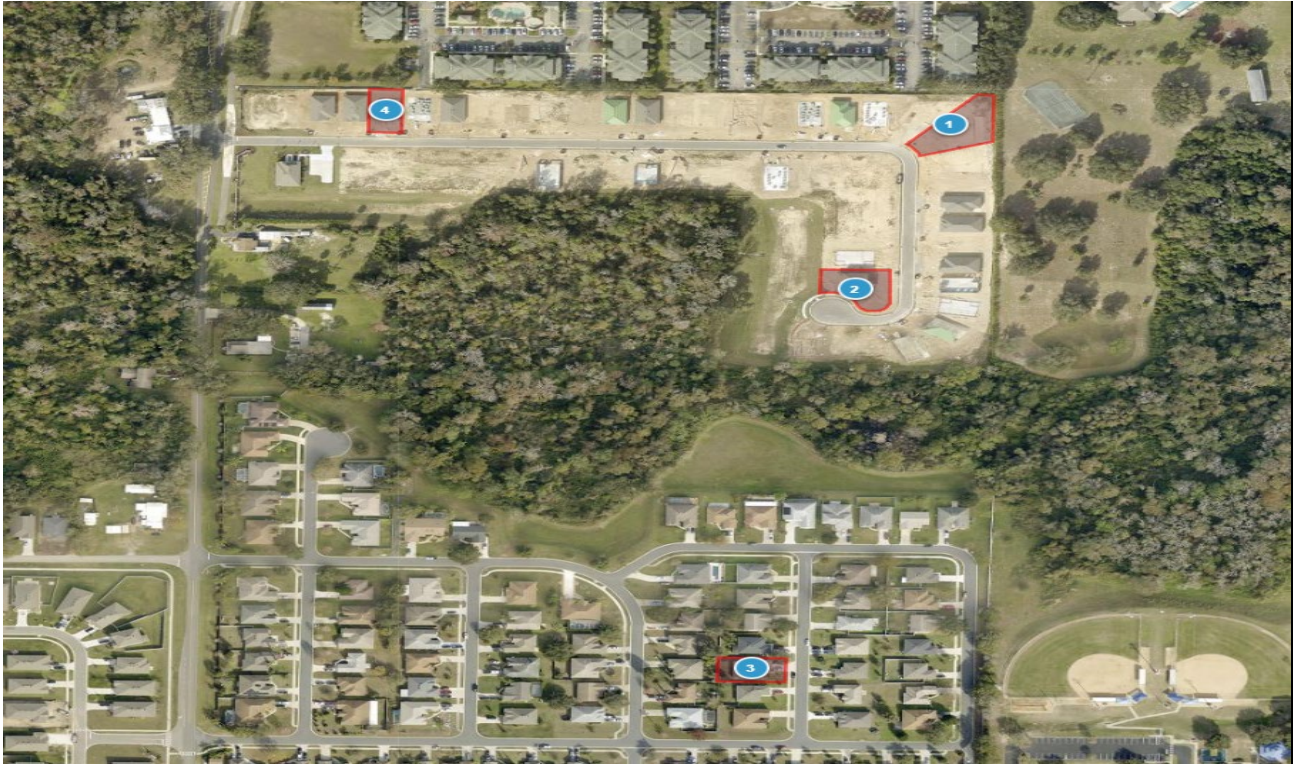
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0891 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3931168	1089 BRADFORD RIDGE DR LEESBURG	0
2	COMP 1	3931182	1100 BRADFORD RIDGE DR LEESBURG	0
3	SUBJECT	3817568	217 GOLDIE ST LEESBURG	-
4	COMP 3	3931151	1021 BRADFORD RIDGE DR LEESBURG	0
5				
6				
7				
8				

Alternate Key 3817568
 Parcel ID 29-19-25-1901-000-09100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0891 Subject
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
PAGAYA SMARTRESI F1 FUND PROPERTY		
2325 POINT PKWY STE 250		
CARMEL	IN	46032

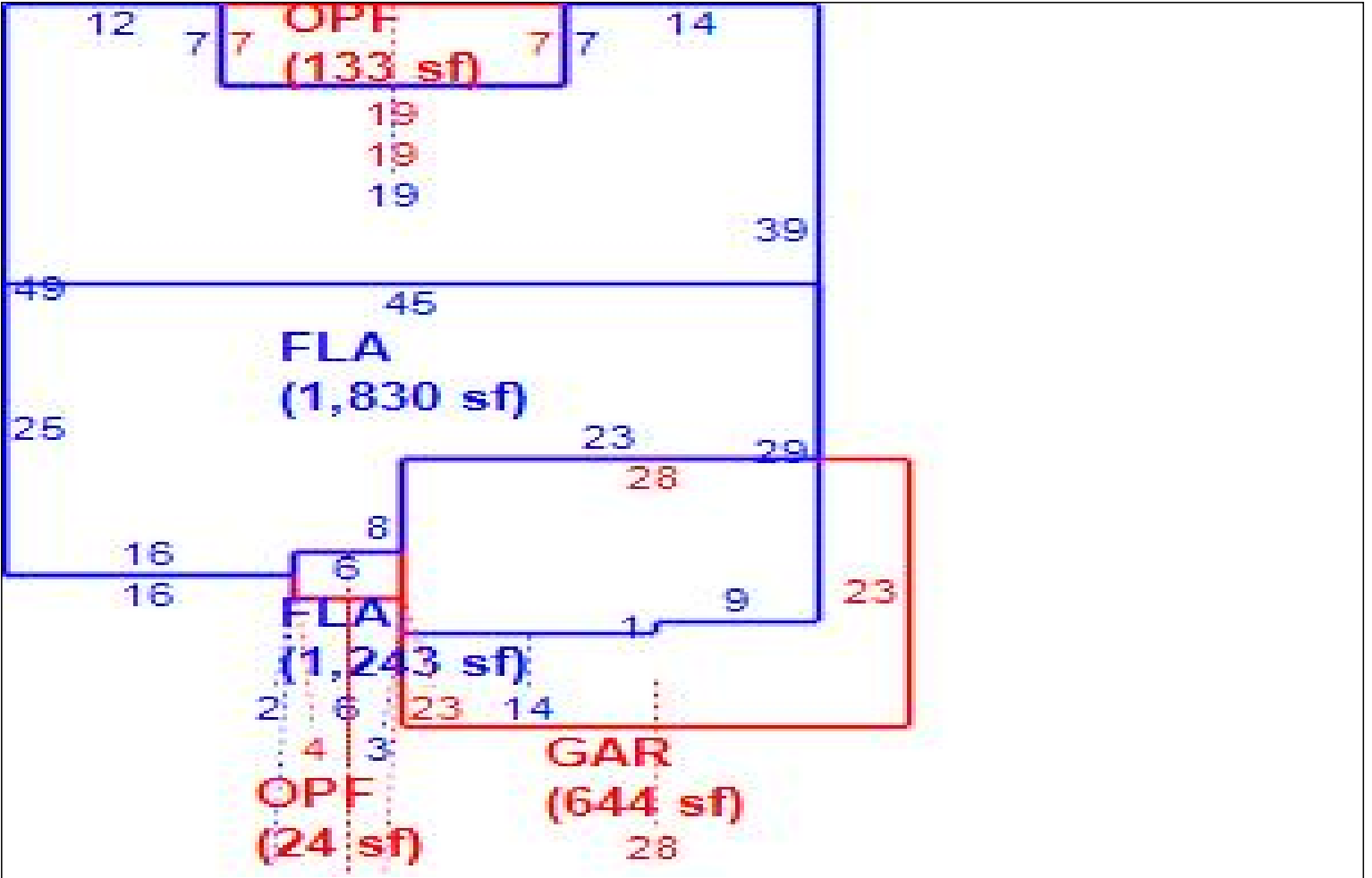
SUBJECT

Property Location			
Site Address	217 GOLDIE ST	LEESBURG	FL 34788
Mill Group	000L	NBHD	0694
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 LEESBURG, SLEEPY HOLLOW FIRST ADDITION SUB LOT 91 BEING IN 20-19-25 PB 49 PGS 43-44 ORB 5990 PG 122

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 326,813 Deprec Bldg Value 317,009 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	3,073	3,073	3073	2007					
GAR	GARAGE FINISH	0	644	0		3073	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	157	0		88.94	Quality Grade	650	Half Baths	1
						326,813	Condition	EX	Heat Type	6
							% Good	97.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
TOTALS		3,073	3,874	3,073		317,009	Building RCNLD		Roof Cover	3
									Type AC	03

Alternate Key 3817568
 Parcel ID 29-19-25-1901-000-09100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0891 Subject By
 PRC Run: 12/4/2024
 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	
2010	SALE	01-01-2009	04-07-2010	1	0000	CHECK VALUE	04-07-2010		
2008	IMPS	01-02-2007	07-19-2007	1	0000	SFR FOR 08	07-19-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022094829	5990	0122	04-28-2022	WD	Q	01	I	379,400				
2022062401	5950	0128	04-27-2022	WD	Q	01	I	241,300				
	4430	1833	12-06-2013	QC	U	U	I	100				
	3786	0454	06-19-2009	WD	Q	Q	I	271,900				
	2348	1402	06-20-2003	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	
60,000	317,009	0	377,009	0	377009	0.00	377009	377009	377,009	

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 3931182
Parcel ID 20-19-25-0500-000-03600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0891 Comp 1
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
MC FARLAND MICHELLE L & JOHN W		
1100 BRADFORD RIDGE DR		
LEESBURG	FL	34748

COMP 1

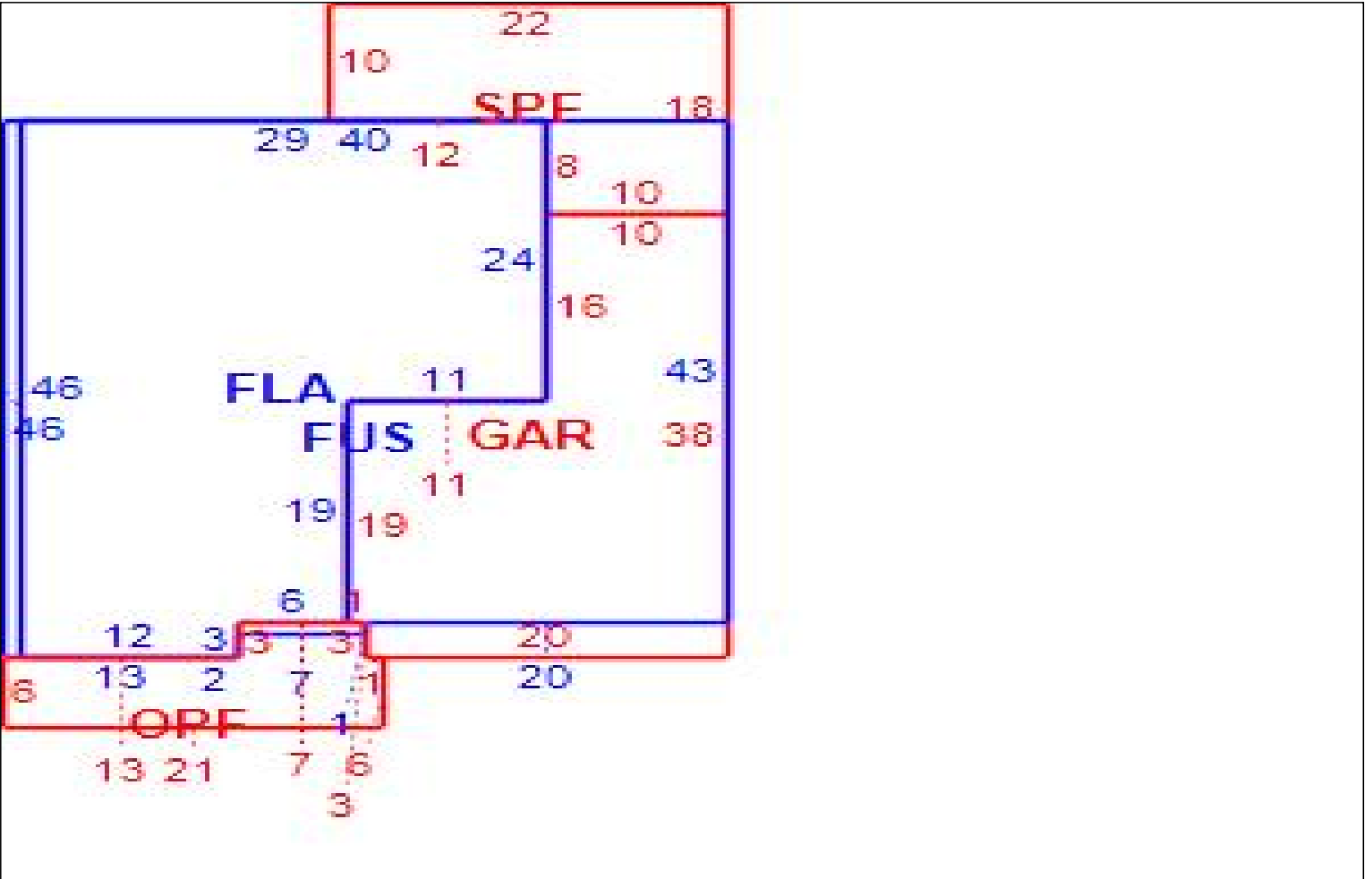
Property Location			
Site Address 1100 BRADFORD RIDGE DR			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	0664

Property Use	Last Inspection
00100 SINGLE FAMILY	CTQ 01-05-202

Legal Description
BRADFORD RIDGE PB 77 PG 26-27 LOT 36 ORB 6146 PG 38

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		65,000					
Classified Acres		0		Classified JV/Mkt 65,000		Classified Adj JV/Mkt		0					

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 308,571 Deprec Bldg Value 308,571 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,074	1,074	1074	2023	2840	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,766	1,766	1766	87.36	308,571	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	619	0	VG	100.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	147	0	Functional Obsol		Foundation	3	Fireplaces	
SPF	SCREEN PORCH FINIS	0	300	0	Building RCNLD	308,571	Roof Cover	3	Type AC	03
TOTALS		2,840	3,906	2,840						

Alternate Key 3931182
 Parcel ID 20-19-25-0500-000-03600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0891 Comp 1
 PRC Run: 12/4/2024 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	
2025	1123120331	01-25-2024		17,000	0003	SEN 20X32			
2025	1123100165	11-16-2023		96,000	0003	POL			
2024	1122080255	09-20-2022	01-05-2024	396,000	0001	SFR 3873SF 1100 BRADFORD RIDGE	01-05-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023060104	6146	0038	04-28-2023	WD	Q	03	I	510,300				
2022098711	5994	2154	07-15-2022	WD	Q	05	V	443,400				
2020135808	5593	1352	11-10-2020	WD	Q	05	V	615,000				
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	
65,000	308,571	0	373,571	0	373571	0.00	373571	373571	373,571	

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 3931168
Parcel ID 20-19-25-0500-000-02200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0891 Comp 2
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
HINTON PAMELA		
1089 BRADFORD RIDGE DR		
LEESBURG	FL	34748

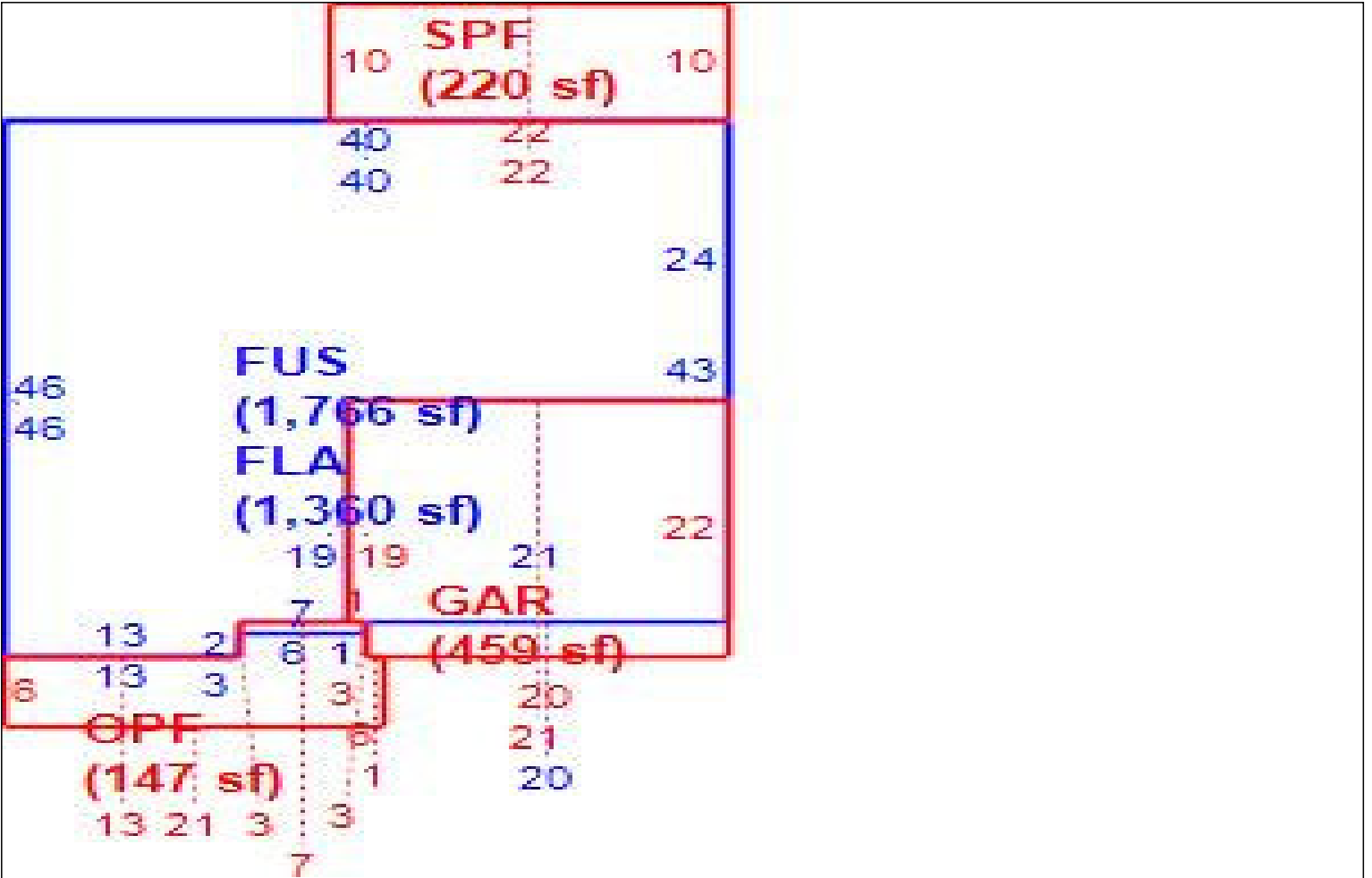
COMP 2

Property Location			
Site Address 1089 BRADFORD RIDGE DR			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	0664
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-07-202

Legal Description
BRADFORD RIDGE PB 77 PG 26-27 LOT 22 ORB 6238 PG 237

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 330,791
Deprec Bldg Value 330,791		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	1,360	1,360	1360	Effective Area	3126	No Stories	2.00	Full Baths	4
FUS	FINISHED AREA UPPER	1,766	1,766	1766	Base Rate	86.72	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	459	0	Building RCN	330,791	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	147	0	% Good	100.00	Foundation	3	Fireplaces	
SPF	SCREEN PORCH FINIS	0	220	0	Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		3,126	3,952	3,126	Building RCNLD	330,791				

Alternate Key 3931168
 Parcel ID 20-19-25-0500-000-02200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0891 Comp 2
 PRC Run: 12/4/2024 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	
2025	1124040228	04-29-2024		69,000	0003	POL 28X12 W/PAVER DECK 790SF			
2024	1123040220	05-18-2023	02-07-2024	396,000	0001	SFR 3059SF 1089 BRADFORD RIDGE	02-07-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023135993	6238	0237	10-26-2023	WD	Q	03	478,900					
2023061432	6147	1738	05-12-2023	WD	Q	05	411,400					
2020135808	5593	1352	11-10-2020	WD	Q	05	615,000					
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	
65,000	330,791	0	395,791	0	395791	0.00	395791	395791	395,791	

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 3931151
Parcel ID 20-19-25-0500-000-00500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0891 Comp 3
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
RILLER GARRETT Y & ANGELA D		
1021 BRADFORD RIDGE DR		
LEESBURG	FL	34748

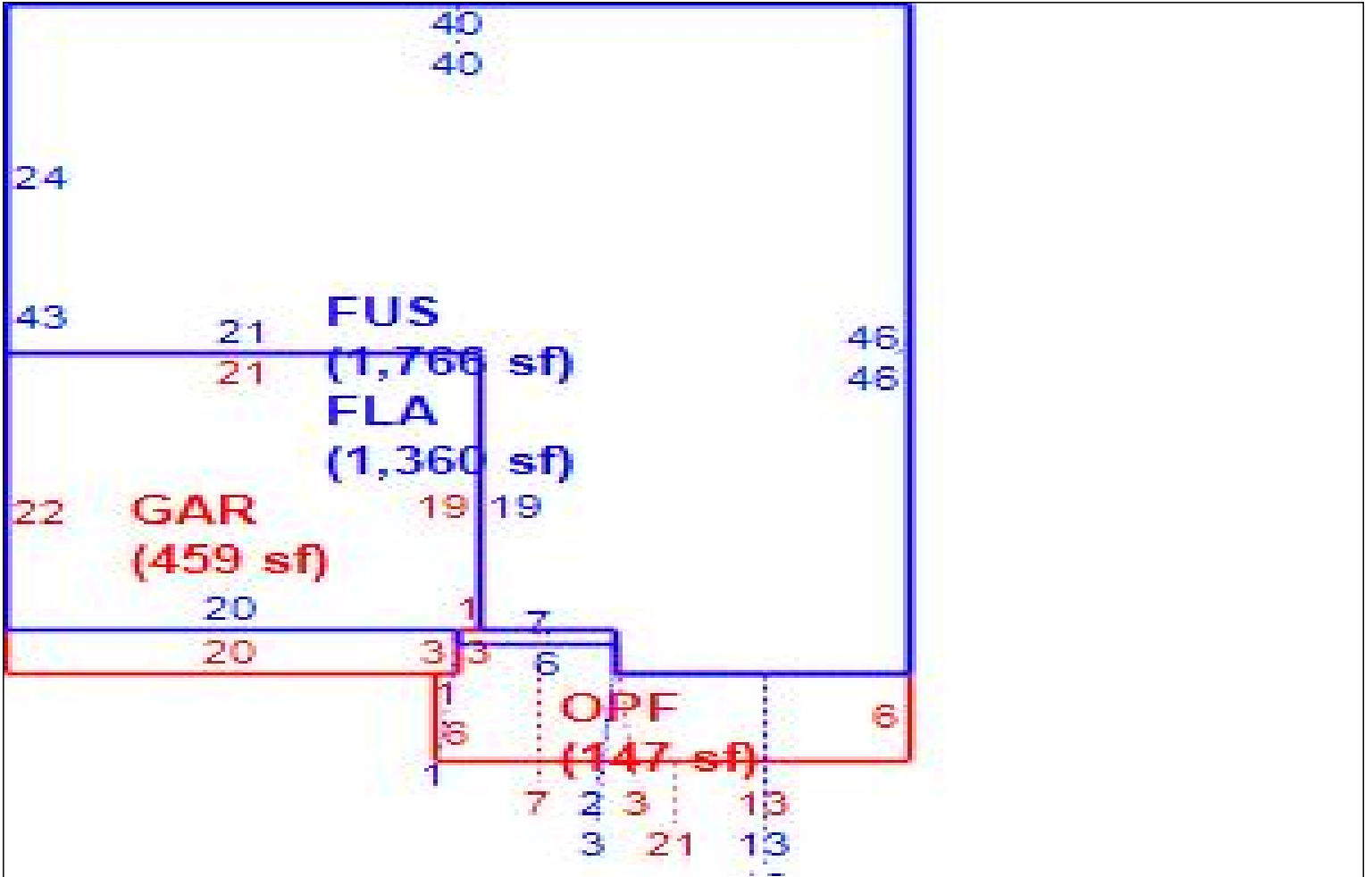
COMP 3

Property Location			
Site Address	1021 BRADFORD RIDGE DR		
	LEESBURG	FL	34748
Mill Group	000L	NBHD	0664
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-05-202

Legal Description												
BRADFORD RIDGE PB 77 PG 26-27 LOT 5 ORB 6220 PG 166												

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	323,572	Deprec Bldg Value	323,572	Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,360	1,360	1360	2023	3126	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,766	1,766	1766		86.72	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	459	0		323,572	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	147	0		VG	Foundation	3	Fireplaces	
						100.00	Functional Obsol			
TOTALS		3,126	3,732	3,126		323,572	Building RCNLD	3	Type AC	03

Alternate Key 3931151
 Parcel ID 20-19-25-0500-000-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0891 Comp 3
 PRC Run: 12/4/2024 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	1122100045	10-17-2022	01-05-2024	382,000	0001	SFR 3059SF 1021 BRADFORD RIDGE	01-05-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023121074	6220	0166	09-22-2023	WD	Q	03	I	470,200				
2022066245	5954	2250	04-20-2022	WD	Q	05	V	660,000				
2020135808	5593	1352	11-10-2020	WD	Q	05	V	615,000				
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	
65,000	323,572	0	388,572	0	388572	0.00	388572	388572	388,572	

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.