



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3924878

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)

Petition # 2024-1125 County Lake Tax year 2024 Date received 10.1.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: SFR JV-HD TL BORROWER A LLC Representative: Ryan, LLC c/o Robert Peyton

Mailing address for notices: Ryan, LLC
16220 North Scottsdale Rd, Ste 650
Scottsdale, AZ 85254 Parcel ID and physical address or TPP account #: 10-19-25-0200-000-03100
33658 Sky Blossom Circle

Phone 954-740-6240 Email ResidentialAppeals@ryan.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by email fax.

I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.

I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)

Type of Property Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

Real property value (check one): decrease increase Denial of exemption Select or enter type:

Denial of classification

Parent/grandparent reduction Denial for late filing of exemption or classification

Property was not substantially complete on January 1 (Include a date-stamped copy of application.)

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)

Refund of taxes for catastrophic event

Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)

Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.

My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

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 # 2024-1125	Alternate Key: 3924878	Parcel ID: 10-19-25-0200-000-03100
Petitioner Name 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:	Property Address 33658 SKY BLOSSOM CIR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-HD TL BORROWER A LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 301,044	\$ 301,044
2. Assessed or classified use value, *if applicable	\$ 301,044	\$ 301,044
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 301,044	\$ 301,044

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

Last Sale Date 8/29/2022 **Price:** \$346,300 Arm's Length Distressed Book 6021 Page 2294

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3924878	3924848	3925036	3931760
Address	33658 SKY BLOSSOM CIR LEESBURG	9317 REVERE AVE LEESBURG	33996 SKY BLOSSOM CIR LEESBURG	33839 SKY BLOSSOM CIR LEESBURG
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$410,000	\$347,600	\$340,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.60%	0.40%
Adjusted Sale		\$353,420	\$301,022	\$290,787
\$/SF FLA	\$162.73 per SF	\$168.78 per SF	\$162.71 per SF	\$157.61 per SF
Sale Date		9/29/2023	8/3/2023	11/13/2023
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	1,850	2,094	-12200	1,850	0	1,845	250
Year Built	2022	2021		2023		2023	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2	3	-7000	2		2	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
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	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUB	SAME SUB		SAME SUB		SAME SUB	
View	CONSERVATION	CONSERVATION		CONSERVATION		INTERIOR	
		-Net Adj. 5.4%	-19200	Net Adj. 0.0%	0	Net Adj. 0.1%	250
		Gross Adj. 5.4%	19200	Gross Adj. 0.0%	0	Gross Adj. 0.1%	250
Adj. Sales Price	Market Value \$301,044	Adj Market Value	\$334,220	Adj Market Value	\$301,022	Adj Market Value	\$291,037
	Value per SF 162.73						

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: CHRISTOPHER QUANTE

DATE 12/16/2024

2024-1125 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3924848	9317 REVERE AVE LEESBURG	SAME SUB
2	COMP 2	3925036	33996 SKY BLOSSOM CIR LEESBURG	SAME SUB
3	SUBJECT	3924878	33658 SKY BLOSSOM CIR LEESBURG	-
4	COMP 3	3931760	33839 SKY BLOSSOM CIR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3924878
 Parcel ID 10-19-25-0200-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1125 Subject
 PRC Run: 12/16/2024 By
 Card # 1 of 1

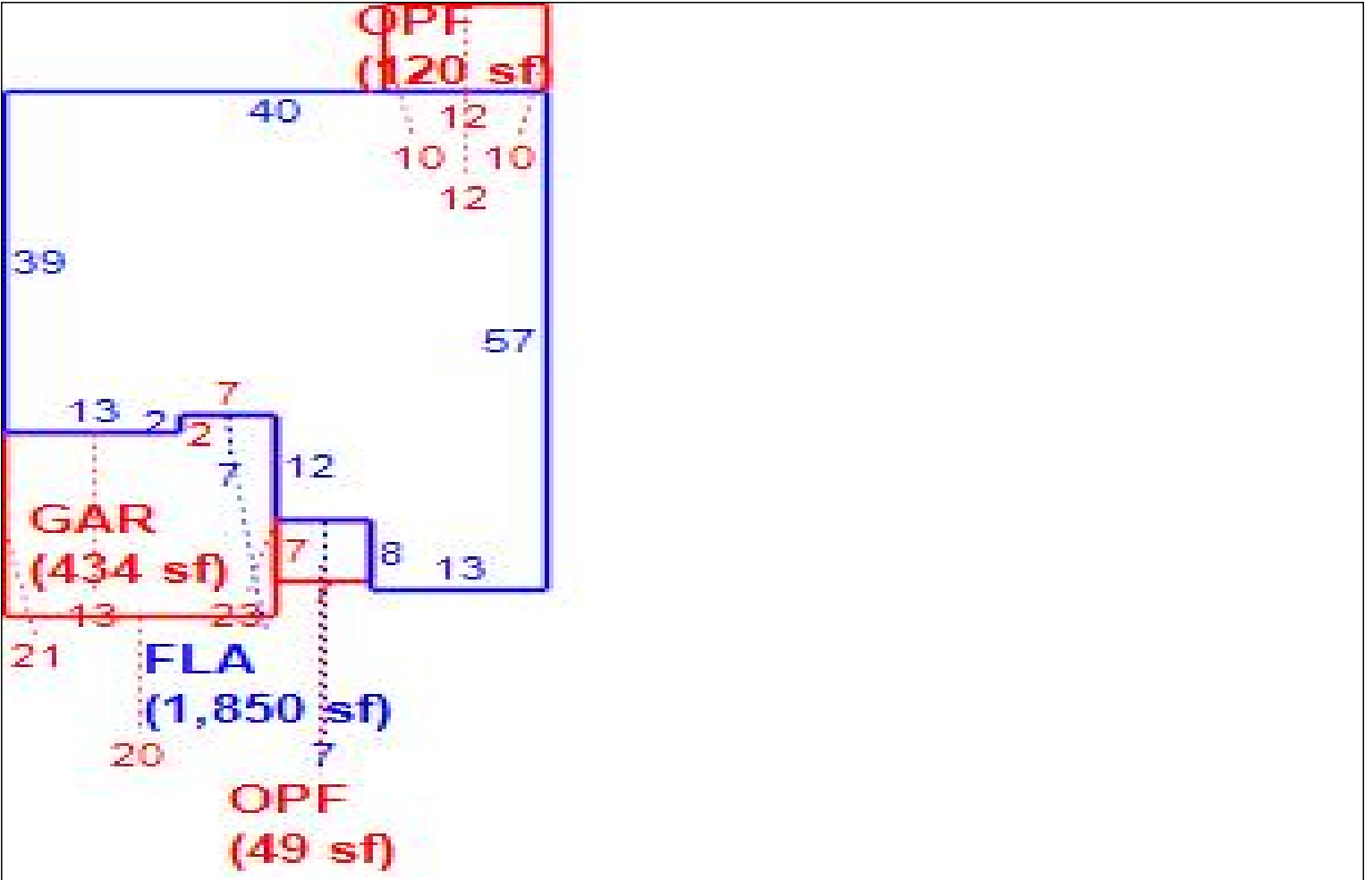
Current Owner		
SFR JV-HD TL BORROWER A LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

Property Location			
Site Address 33658 SKY BLOSSOM CIR			
LEESBURG		FL 34788	
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-10-202

Legal Description
 LIBERTY PRESERVE PB 74 PG 58-61 LOT 31 ORB 6106 PG 1184

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000			
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,044 Deprec Bldg Value 221,044 Multi Story



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	1,850	1,850	1850	2022	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	434	0	99.21	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	169	0	221,044	Wall Type	03	Heat Type	6
					VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					221,044				
	TOTALS	1,850	2,453	1,850	Building RCNLD				

Alternate Key 3924878
 Parcel ID 10-19-25-0200-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1125 Subject
 PRC Run: 12/16/2024 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	1121120054	12-29-2021	02-08-2023	251,000	0001	SFR 1853SF 33658 SKY BLOSSOM CIR	03-09-2023	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023028224	6106 1184	02-22-2023	WD	U	11	I	100				
2022122104	6021 2294	08-29-2022	WD	Q	01	I	346,300				
	0 0	01-01-1900		U	U		0				
Total											0.00

Exemptions

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
80,000	221,044	0	301,044	0	301044	0.00	301044	301044	301,044

Parcel Notes

6021/2294 LENNAR HOMES LLC TO SFR JV-HD PROPERTY LLC
 6106/1184 M SALE INCL 27 LOTS IN MULTI SUBS SFR JV-HD PROPERTY LLC TO SFR JV-HD TL BORROWER A LLC

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Alternate Key 3924848
Parcel ID 10-19-25-0200-000-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1125 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

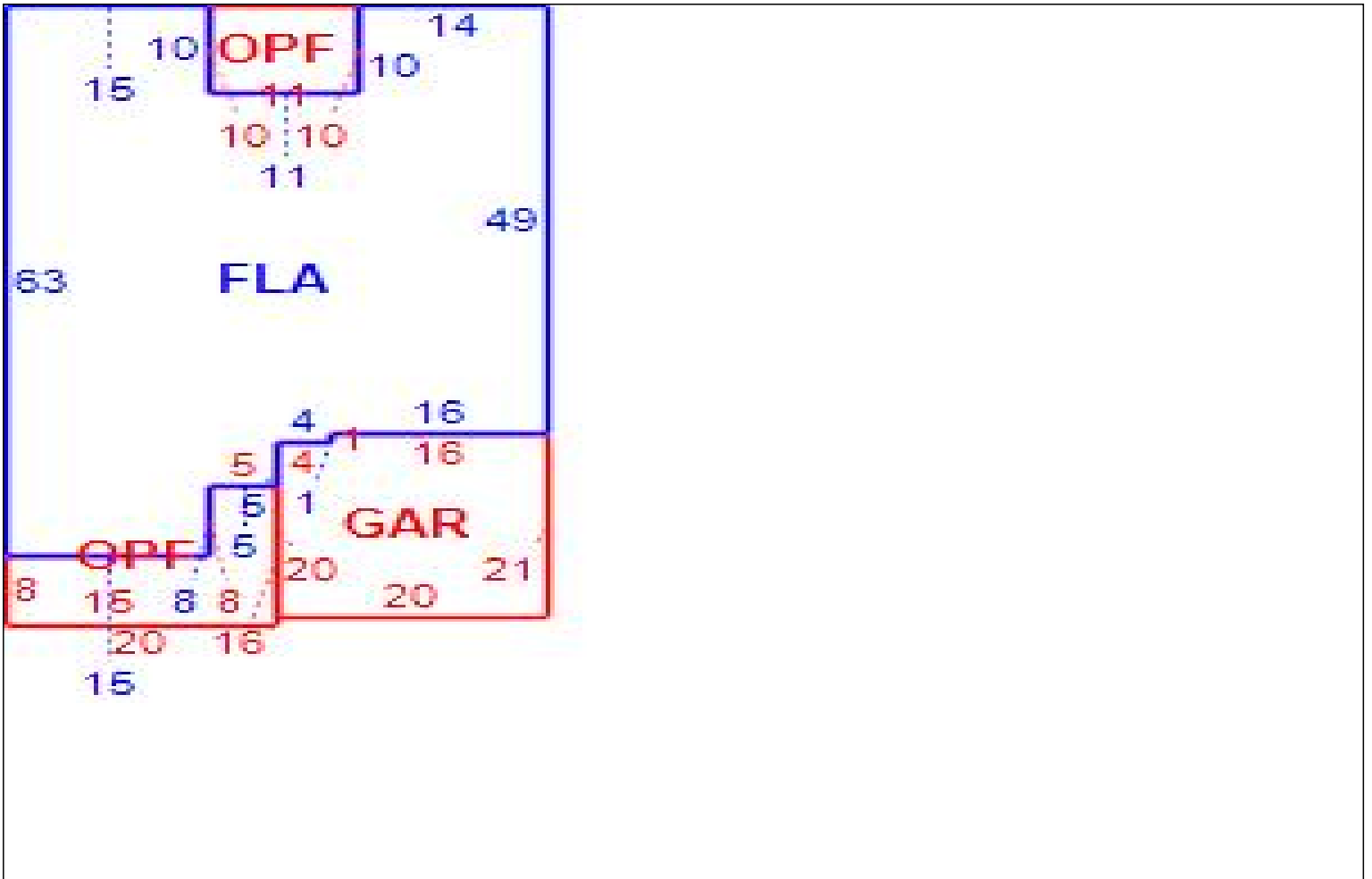
Current Owner		
BRITO ALDRIN J		
9317 REVERE AVE		
LEESBURG	FL	34788

Property Location			
Site Address 9317 REVERE AVE			
LEESBURG FL 34788			
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-13-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 1 ORB 6229 PG 951

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	80,000.00	0.0000	1.00	1.200	1.000	0	96,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,000			
Classified Acres		0		Classified JV/Mkt		96,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 248,505
		Deprec Bldg Value	248,505
		Multi Story	



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	2,094	2,094	2094	2021	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	416	0	97.92	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	310	0	248,505	Wall Type	03	Heat Type	6
TOTALS		2,094	2,820	2,094	VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	248,505			

Alternate Key 3924848
 Parcel ID 10-19-25-0200-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1125 Comp 1
 PRC Run: 12/16/2024 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 2022	DENY39 21-20-873	01-01-2023 06-15-2021	01-13-2022	82,440	1 0030 0001	I1 SFR 9317 REVERE AVE		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023128866	6229 0	0951 0	09-29-2023 01-01-1900	WD	Q U	01 U	I 410,000 0				
Total											0.00

Exemptions

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
96,000	248,505	0	344,505	0	344505	0.00	344505	344505	344,505

Parcel Notes

6229/951 LENNAR HOMES LLC TO ALDRIN J BRITO SINGLE
 24CC EFILE HX APP CP 022924
 24X DENY HX PENDING PERM RES CARD KCH 040424
 24CC CALLED LEFT MESSAGE REQ PERM RES CARD CP 050124

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Alternate Key 3925036
 Parcel ID 10-19-25-0200-000-21000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1125 Comp 2
 PRC Run: 12/16/2024 By

Card # 1 of 1

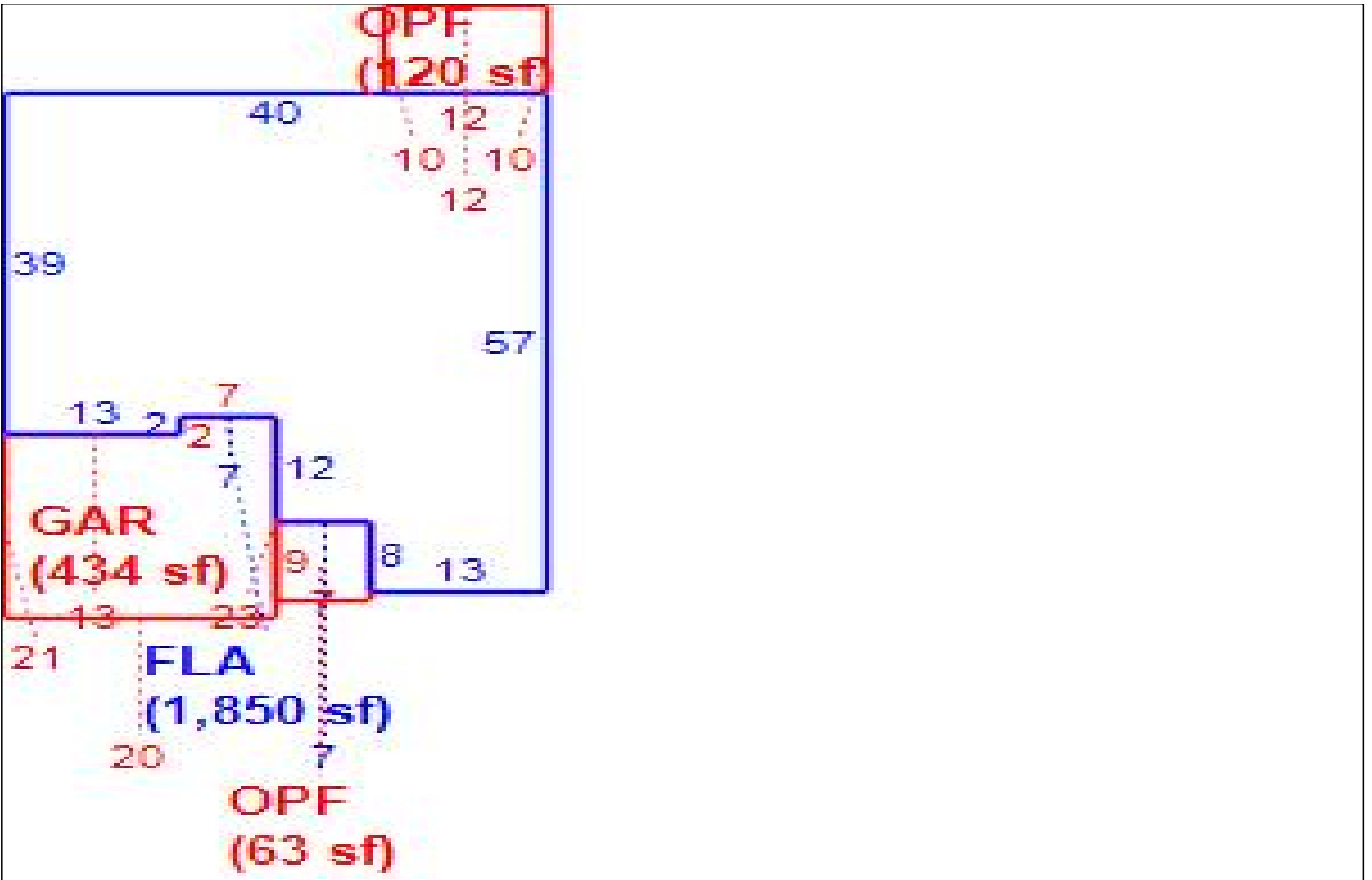
Current Owner		
MATEL ABRAHAM & FAVIOLA SAINFLINA		
33996 SKY BLOSSOM CIR		
LEESBURG	FL	34788

Property Location			
Site Address 33996 SKY BLOSSOM CIR			
LEESBURG FL 34788			
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-20-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 210 ORB 6190 PG 129

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,201
Deprec Bldg Value 221,201		Multi Story	



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	1,850	1,850	1850	2023	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	434	0	99.21	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	183	0	221,201	Wall Type	03	Heat Type	6
TOTALS		1,850	2,467	1,850	VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	221,201			

Alternate Key 3925036
 Parcel ID 10-19-25-0200-000-21000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1125 Comp 2
 PRC Run: 12/16/2024 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	1122100161	11-14-2022	12-20-2023	253,000	0001	SFR 1853SF 33996 SKY BLOSSOM CIR	12-20-2023	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023095336	6190 0	0129 0	08-03-2023 01-01-1900	WD	Q U	03 U	347,600 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
80,000	221,201	0	301,201	0	301201	0.00	301201	301201	301,201

Parcel Notes

6190/129 LENNAR HOMES LLC TO ABRAHAM MATEL & FAVIOLA SAINFLINA HW

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Alternate Key 3931760
Parcel ID 10-19-25-0201-000-15000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1125 Comp 3
PRC Run: 12/16/2024 By

Card # 1 of 1

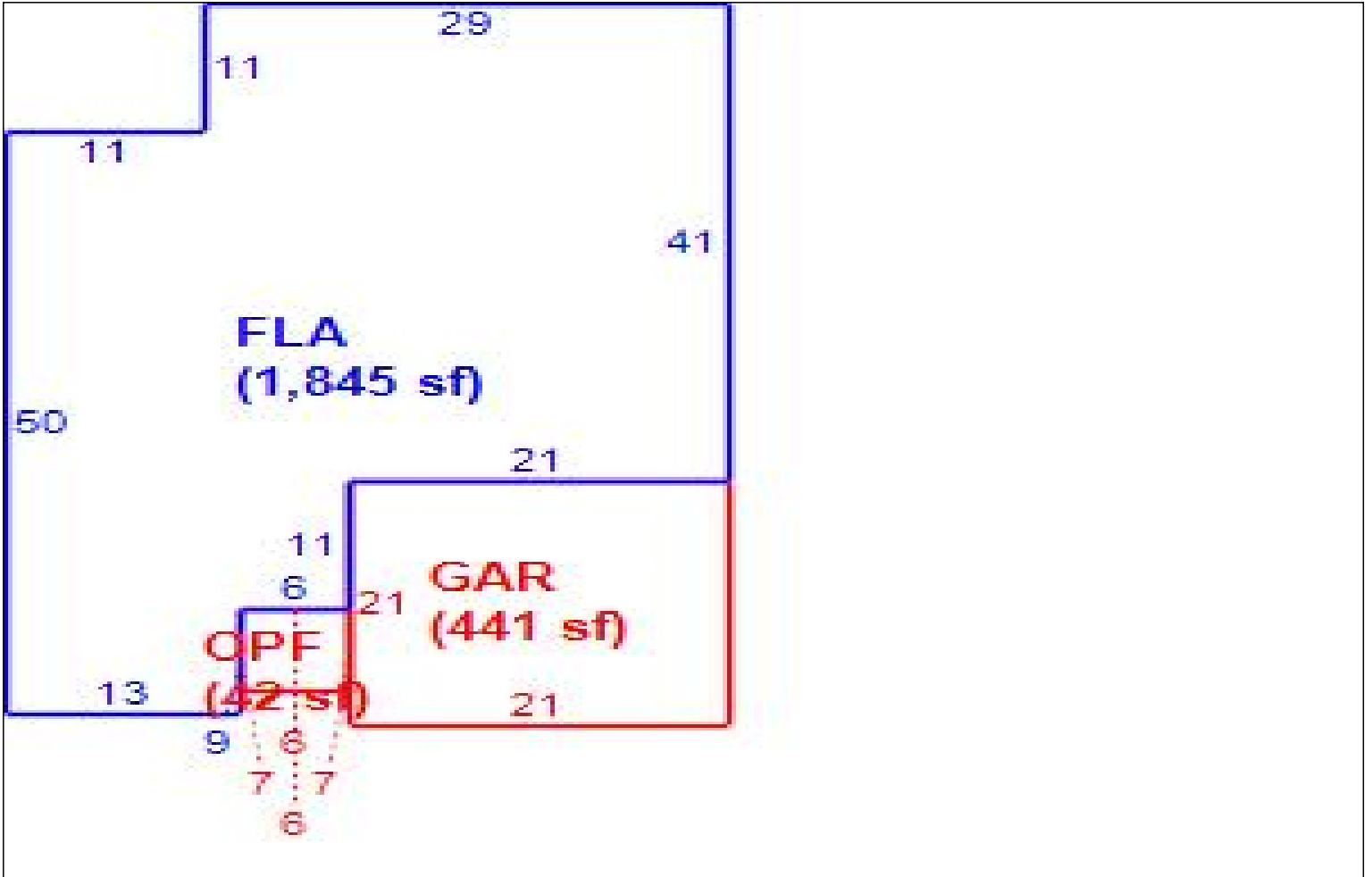
Current Owner		
STRUEMPH JASON M & JOELL L		
33839 SKY BLOSSOM CIR		
LEESBURG	FL	34788

Property Location			
Site Address 33839 SKY BLOSSOM CIR			
LEESBURG FL 34788			
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-21-202

Legal Description
LIBERTY PRESERVE PHASE TWO PB 77 PG 81-82 LOT 150 ORB 6242 PG 1677

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000			
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 219,334
		Deprec Bldg Value	219,334
		Multi Story	



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	1,845	1,845	1845	2023	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	99.24	Quality Grade	655	Half Baths		
OPF	OPEN PORCH FINISHE	0	42	0	219,334	Wall Type	03	Heat Type	6	
					VG	Foundation	3	Fireplaces		
					100.00	Roof Cover	3	Type AC	03	
					Functional Obsol					
					219,334					
TOTALS		1,845	2,328	1,845						
					Building RCNLD					
					219,334					

Alternate Key 3931760
 Parcel ID 10-19-25-0201-000-15000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1125 Comp 3
 PRC Run: 12/16/2024 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	1123050352	06-08-2023	12-21-2023	250,000	0001	SFR 1848SF 33839 SKY BLOSSOM CIR	12-21-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023140012	6242 1677	11-13-2023	WD	Q	03	I	340,500	039	HOMESTEAD	2024	25000	
2022143963	6048 0234	10-14-2022	WD	Q	05	V	3,397,700	059	ADDITIONAL HOMESTEAD	2024	25000	
2022015512	5889 0061	01-24-2021	WD	Q	05	V	2,023,300					
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	
80,000	219,334	0	299,334	0	299334	50,000.00	249334	274334	299,334	

Parcel Notes
 6048/234 M SALE INCL OVER 25 LOTS IN LIBERTY PRESERVE PHASE TWO LENNAR HOMES LLC TO TAYLOR MORRISON OF FLORIDA INC
 6242/1677 TAYLOR MORRISON OF FLORIDA INC TO JASON MICHAEL & JOELL LOUISE STRUEMPH HW
 24CC EFILE HX APP CP 121323

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