



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *392 4907*

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 # <i>2024-1126</i>	County Lake	Tax year 2024	Date received <i>10-1-24</i>

COMPLETED BY THE PETITIONER	
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PART 1. Taxpayer Information

Taxpayer name: SFR JV-HD 2024-1 BORROWER 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 #	10-19-25-0200-000-08100 9352 Revere Ave
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 (Include a date-stamped copy of application.)

Property was not substantially complete on January 1

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.)

5 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 # 2024-1126	Alternate Key: 3924907	Parcel ID: 10-19-25-0200-000-08100
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 9352 REVERE AVE LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-HD 2024-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 356,641	\$ 356,641
2. Assessed or classified use value, *if applicable	\$ 356,641	\$ 356,541
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 356,641	\$ 356,641

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

Last Sale Date 3/30/2023 **Price:** \$397,000 Arm's Length Distressed Book 6118 Page 114

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3924907	3924907	3931752	3924848
Address	9352 REVERE AVE LEESBURG	9352 REVERE AVE LEESBURG	33885 SKY BLOSSOM CIR LEESBURG	9317 REVERE AVE LEESBURG
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$397,000	\$415,000	\$410,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.00%	1.20%
Adjusted Sale		\$351,742	\$352,750	\$353,420
\$/SF FLA	\$135.35 per SF	\$133.49 per SF	\$131.97 per SF	\$168.78 per SF
Sale Date		3/30/2023	12/28/2023	9/29/2023
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	2,635	2,635	0	2,673	-1900	2,094	27050
Year Built	2023	2023		2023		2021	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.1		3	-3000	3	-3000
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	PATIO	PATIO		N	2000	Y	-5000
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	INTERIOR	INTERIOR		INTERIOR		CONSERVATION	
		Net Adj. 0.0%	0	-Net Adj. 0.8%	-2900	Net Adj. 5.4%	19050
		Gross Adj. 0.0%	0	Gross Adj. 2.0%	6900	Gross Adj. 9.9%	35050
Adj. Sales Price	Market Value \$356,641	Adj Market Value	\$351,742	Adj Market Value	\$349,850	Adj Market Value	\$372,470
	Value per SF 135.35						

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

2024-112€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3924848	9317 REVERE AVE LEESBURG	SAME SUB
2	COMP 2	3931752	33885 SKY BLOSSOM CIR LEESBURG	SAME SUB
3	SUBJECT	3924907	9352 REVERE AVE LEESBURG	-
3	COMP 1	3924907	9352 REVERE AVE LEESBURG	SAME SUB
4				
5				
6				
7				
8				

Alternate Key 3924907
Parcel ID 10-19-25-0200-000-08100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1126 Subject/Comp 1
PRC Run: 12/16/2024 By
Card # 1 of 1

Current Owner		
SFR JV-HD 2024-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

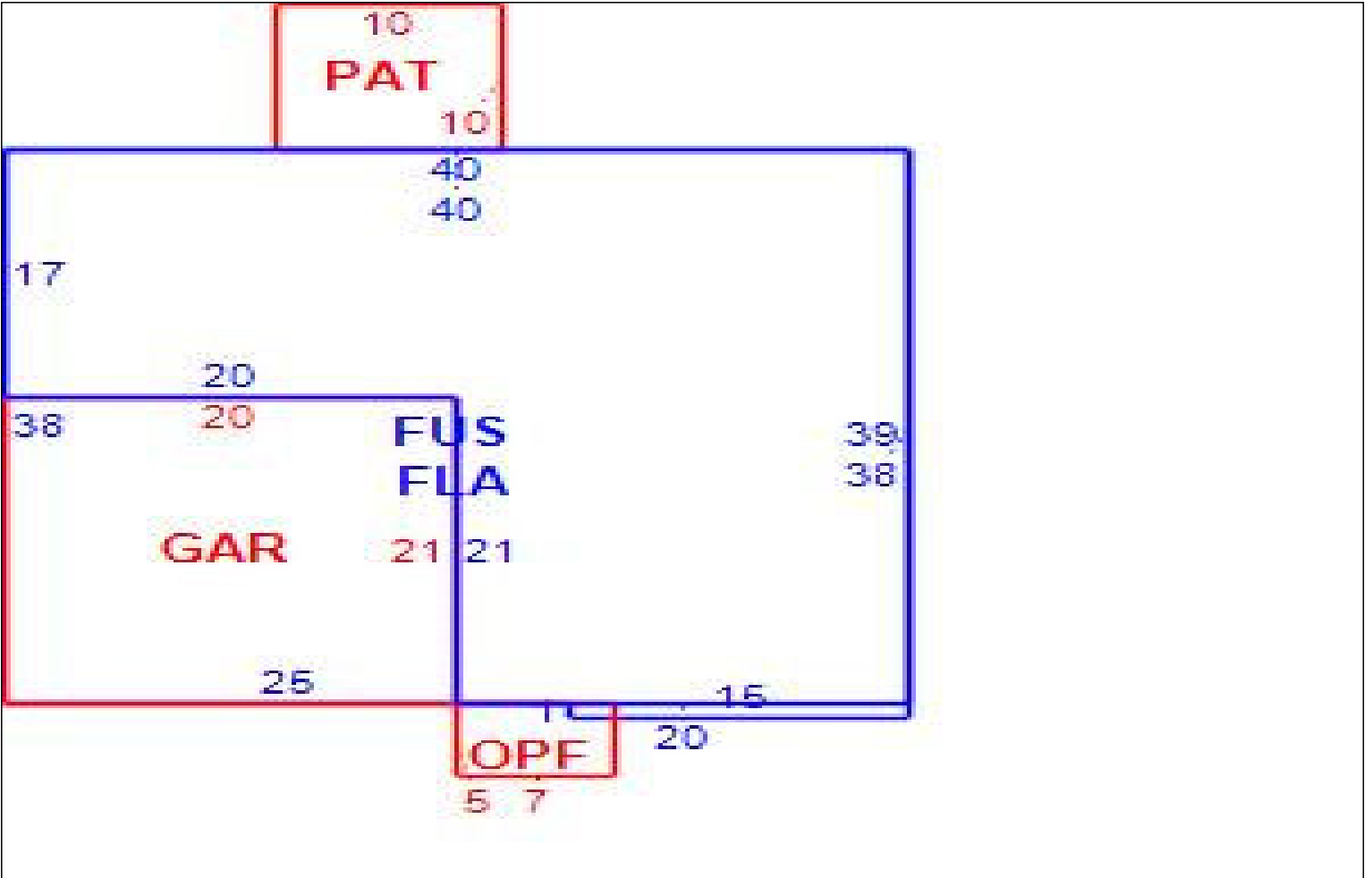
Property Location			
Site Address	9352 REVERE AVE		
	LEESBURG	FL	34788
Mill Group	000L	NBHD	5054

Property Use	Last Inspection
00100 SINGLE FAMILY	CTQ 12-20-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 81 ORB 6319 PG 318

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	1.100	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,641 Deprec Bldg Value 268,641 Multi Story



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,100	1,100	1100	2023	2635	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,535	1,535	1535	85.37		Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	420	0	268,641		Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	35	0	VG		Foundation	3	Fireplaces	
PAT	PATIO UNCOVERED	0	100	0	100.00		Roof Cover	3	Type AC	03
TOTALS		2,635	3,190	2,635	268,641					

Alternate Key 3924907
 Parcel ID 10-19-25-0200-000-08100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1126 Subject/Comp 1
 PRC Run: 12/16/2024 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	1122010144	03-28-2022	12-20-2023	321,000	0001	SFR 2583SF 9352 REVERE AVE	12-20-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024045628	6319 0318	03-28-2024	WD	U	11	I	100					
2023037376	6118 0114	03-30-2023	WD	Q	03	I	397,000					
	0 0	01-01-1900		U	U		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	
88,000	268,641	0	356,641	0	356641	0.00	356641	356641	356,641	

Parcel Notes

6118/114 LENNAR HOMES LLC TO SFR JV-HD PROPERTY LLC
 6319/318 M SALE INCL 14 LOTS IN MULTI SUBS SFR JV-HD PROPERTY LLC TO SFR JV-HD 2024-1 BORROWER LLC

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 3931752
Parcel ID 10-19-25-0201-000-14200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1126 Comp 2
PRC Run: 12/16/2024 By

Card # 1 of 1

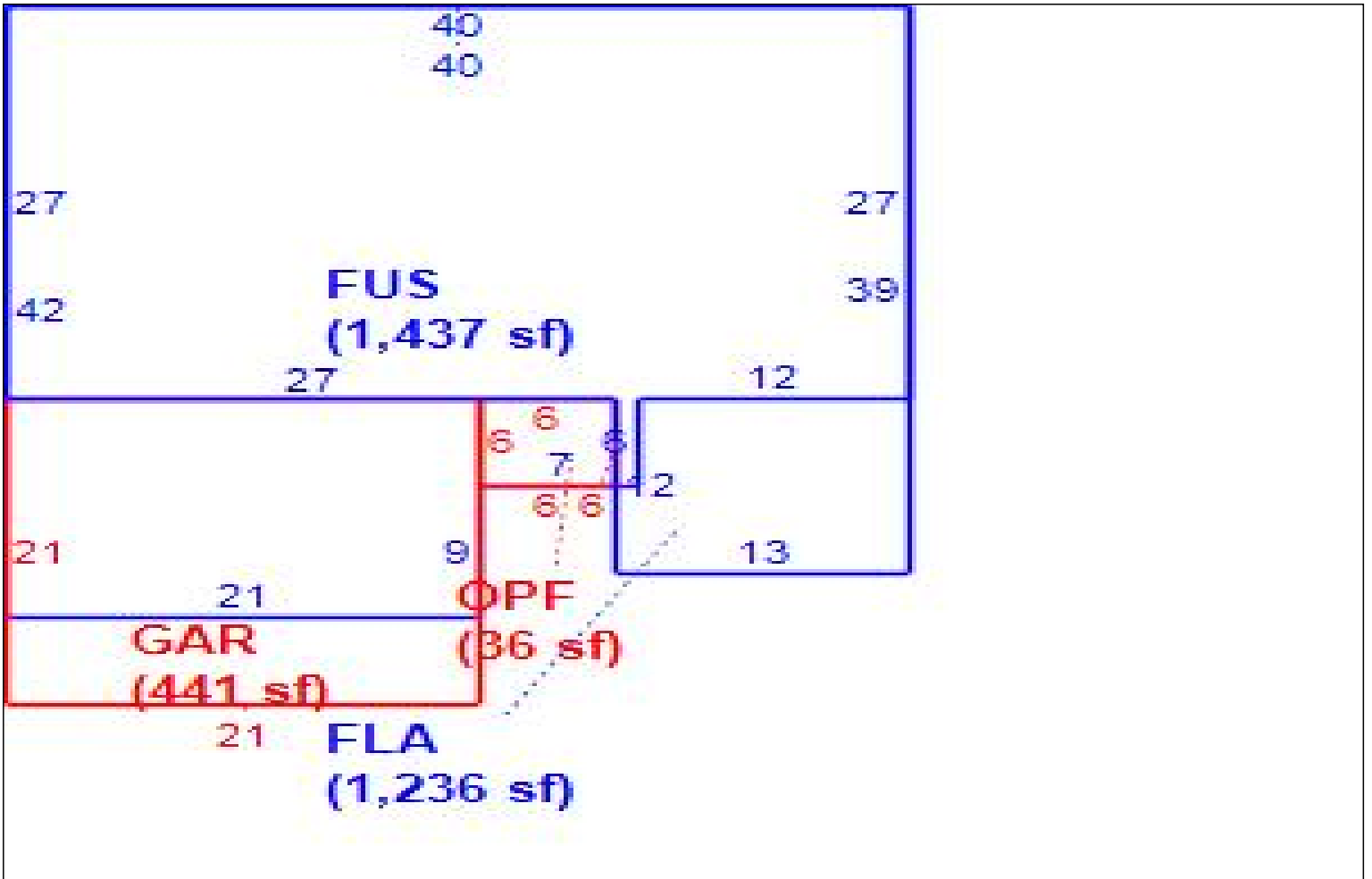
Current Owner		
DANIELS VERONICA & HAROLD D		
33885 SKY BLOSSOM CIR		
LEESBURG	FL	34788

Property Location			
Site Address 33885 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 PHASE TWO PB 77 PG 81-82 LOT 142 ORB 6264 PG 900

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 269,913 Deprec Bldg Value 269,913 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	1,236	1,236	1236	2023				
FUS	FINISHED AREA UPPER	1,437	1,437	1437		No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0		Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	36	0		Condition	VG	Heat Type	6
						Base Rate	85.23	Foundation	3
						Building RCN	269,913	Fireplaces	
						% Good	100.00	Roof Cover	3
						Functional Obsol		Type AC	03
TOTALS		2,673	3,150	2,673		Building RCNLD	269,913		

Alternate Key 3931752
 Parcel ID 10-19-25-0201-000-14200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1126 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	1123050246	06-06-2023	12-20-2023	321,000	0001	SFR 2669SF 33885 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
2023157500	6264 0900	12-28-2023	WD	Q	03	I	415,000				
2022143963	6048 0234	10-14-2022	WD	Q	05	V	3,397,700				
2022015512	5889 0061	01-24-2021	WD	Q	05	V	2,023,300				
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	269,913	0	349,913	0	349913	0.00	349913	349913	349,913

Parcel Notes

6048/234 M SALE INCL OVER 25 LOTS IN LIBERTY PRESERVE PHASE TWO LENNAR HOMES LLC TO TAYLOR MORRISON OF FLORIDA INC
 6264/900 TAYLOR MORRISON OF FLORIDA INC TO VERONICA & HAROLD DONALD DANIELS HW

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1126 Comp 3
 PRC Run: 12/16/2024 By
 Card # 1 of 1

Current Owner		
BRITO ALDRIN J		
9317 REVERE AVE		
LEESBURG	FL	34788

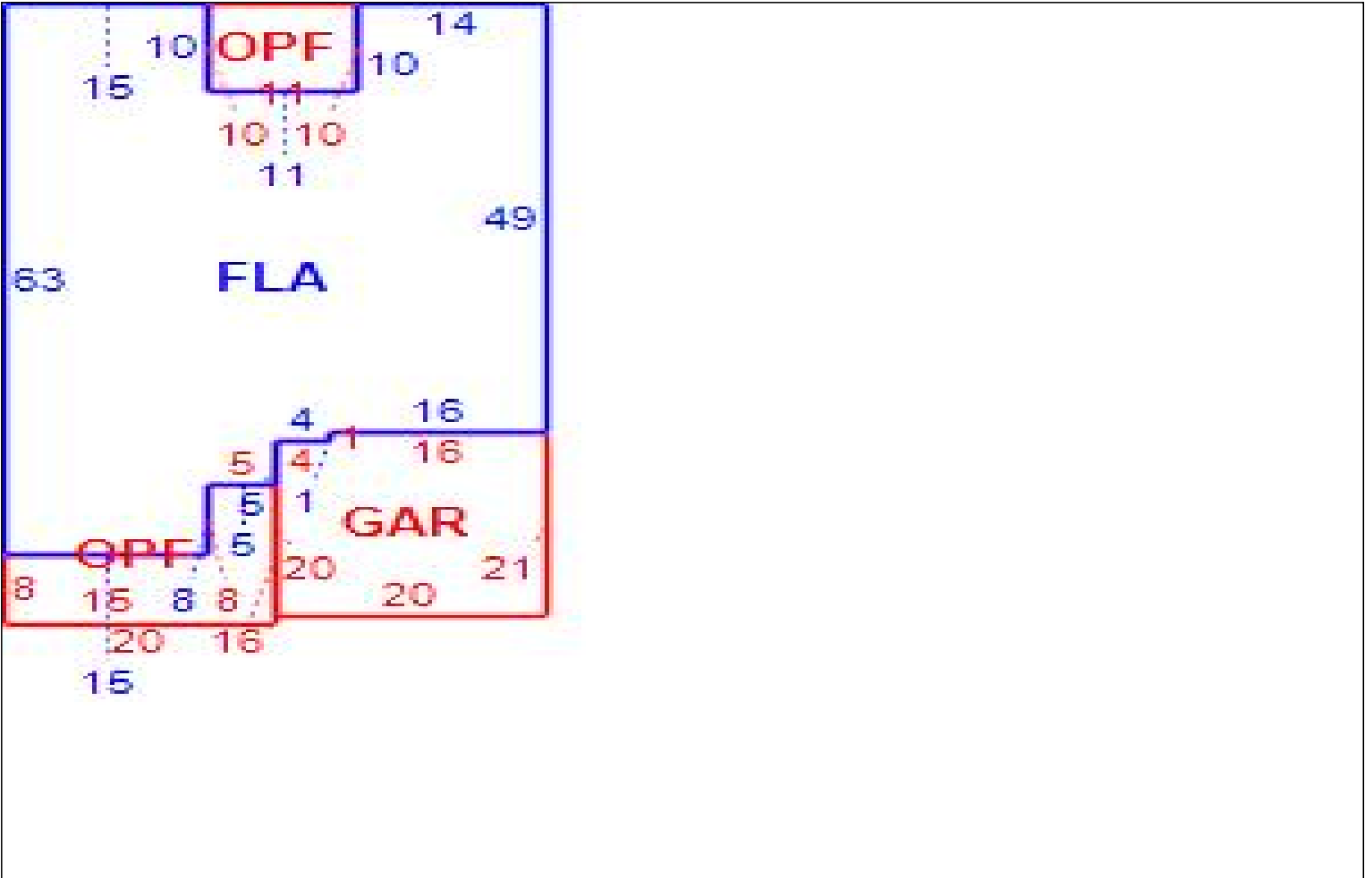
Property Location			
Site Address	9317 REVERE AVE		
	LEESBURG	FL	34788
Mill Group	000L	NBHD	5054

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

2024-1126 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 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

Exemptions

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

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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