



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3925044

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 #	2024-1130	County Lake	Tax year 2024
COMPLETED BY THE PETITIONER			
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 #	10-19-25-0200-000-21800 34028 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 <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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 # 2024-1130	Alternate Key: 3925044	Parcel ID: 10-19-25-0200-000-21800
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 34028 SKY BLOSSOM CIR 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	\$ 270,571	\$ 270,571
2. Assessed or classified use value, *if applicable	\$ 270,571	\$ 270,571
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 270,571	\$ 270,571

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

Last Sale Date 3/30/2023 **Price:** \$324,300 Arm's Length Distressed Book 6118 Page 162

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3925044	3925048	3925046	3925037
Address	34028 SKY BLOSSOM CIR LEESBURG	34044 SKY BLOSSOM CIR LEESBURG	34036 SKY BLOSSOM CIR LEESBURG	34000 SKY BLOSSOM CIR LEESBURG
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$329,300	\$324,300	\$315,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.60%	2.00%
Adjusted Sale		\$287,808	\$287,330	\$274,050
\$/SF FLA	\$175.70 per SF	\$186.89 per SF	\$186.58 per SF	\$177.95 per SF
Sale Date		6/21/2023	3/30/2023	7/27/2023
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	1,540	1,540	0	1,540	0	1,540	0
Year Built	2023	2023		2023		2023	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2	2		2		2	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	PATIO	PATIO		PATIO		PATIO	
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		CONSERVATION	
		Net Adj. 0.0%	0	Net Adj. 0.0%	0	Net Adj. 0.0%	0
		Gross Adj. 0.0%	0	Gross Adj. 0.0%	0	Gross Adj. 0.0%	0
Adj. Sales Price	Market Value \$270,571 Value per SF 175.70	Adj Market Value \$287,808		Adj Market Value \$287,330		Adj Market Value \$274,050	

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: SCOTT DAWSON

DATE 12/13/2024

2024-1130 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3925037	3400 SKY BLOSSOM CIR LEESBURG	SAME SUB
2	COMP 1	3925048	34044 SKY BLOSSOM CIR LEESBURG	SAME SUB
3	SUBJECT	3925044	34028 SKY BLOSSOM CIR LEESBURG	-
4	COMP 2	3925046	34036 SKY BLOSSOM CIR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3925044
Parcel ID 10-19-25-0200-000-21800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1130 Subject
PRC Run: 12/3/2024 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

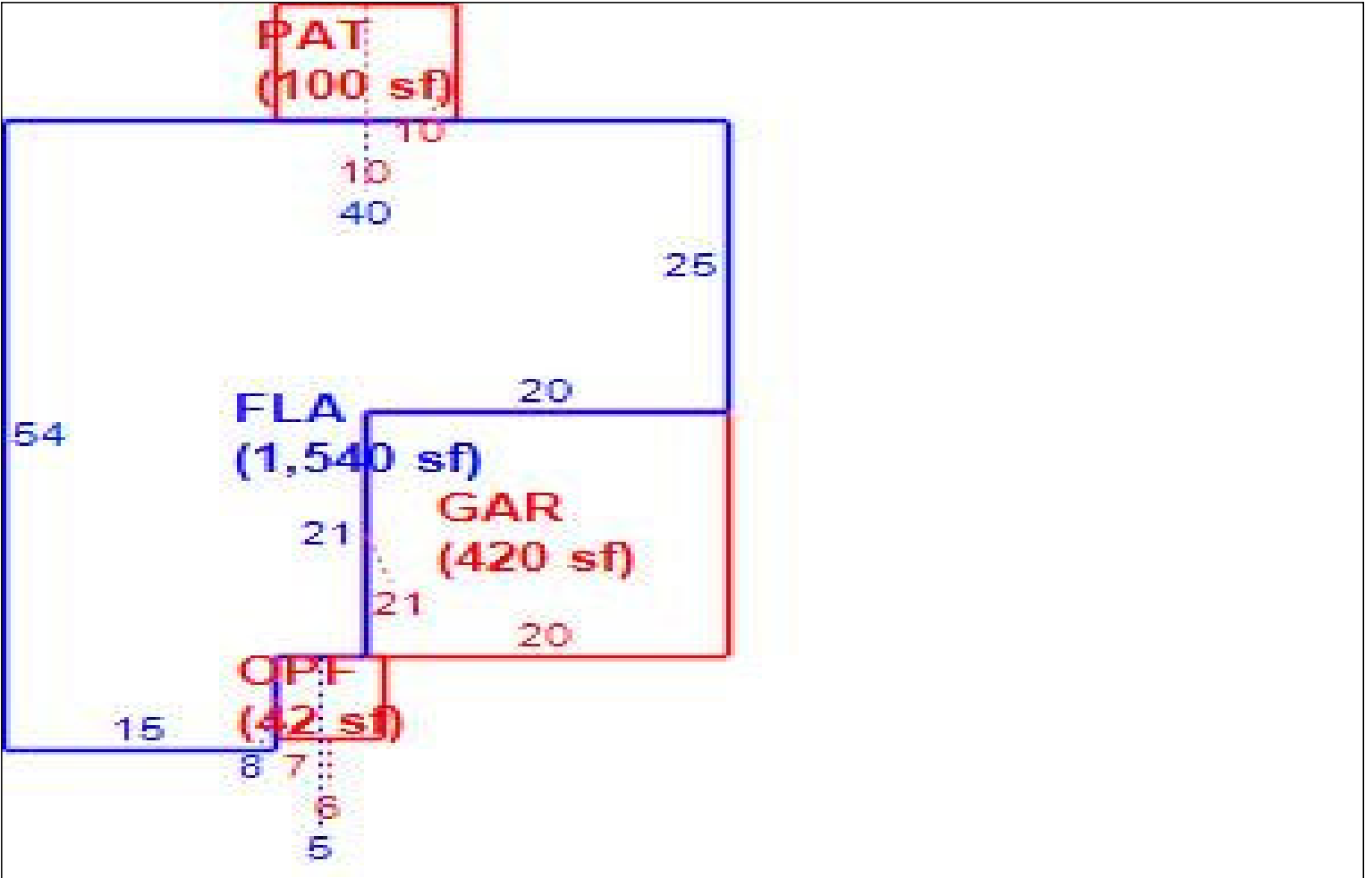
SUBJECT

Property Location			
Site Address	34028 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 218 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	1.000	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 190,571
Deprec Bldg Value 190,571		Multi Story	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	Effective Area	1540	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	190,571	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,540	2,102	1,540	Building RCNLD	190,571	Roof Cover	3	Type AC	03

Alternate Key 3925044
 Parcel ID 10-19-25-0200-000-21800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1130 Subject
 PRC Run: 12/3/2024 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	1122010170	03-03-2022	12-20-2023	215,000	0001	SFR 1555SF 34028 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
2024045628	6319	0318	03-28-2024	WD	U	11	1	100				
2023037390	6118	0162	03-30-2023	WD	Q	03	1	324,300				
	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	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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 3925048
Parcel ID 10-19-25-0200-000-22200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1130 Comp 1
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner		
PARR DOUGLAS L & SHERRY L		
34044 SKY BLOSSOM CIR		
LEESBURG	FL	34788

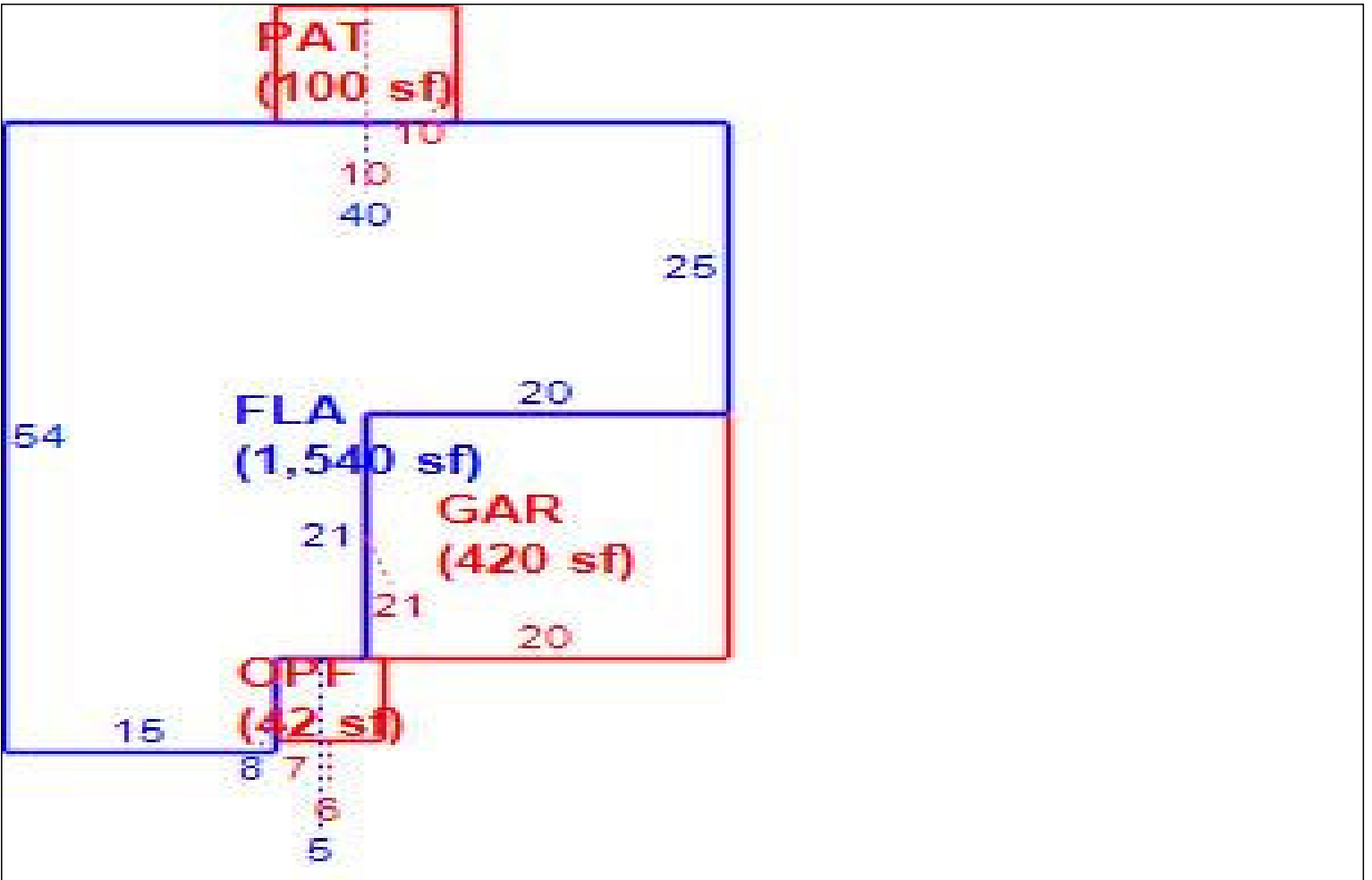
COMP 1

Property Location			
Site Address 34044 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 222 ORB 6174 PG 67

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 190,571
Deprec Bldg Value 190,571		Multi Story	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	2023	1540	100.73	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0				Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0				Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0				% Good	100.00	Foundation	3
TOTALS		1,540	2,102	1,540	Building RCNLD	190,571		Roof Cover	3	Type AC	03

Alternate Key 3925048
 Parcel ID 10-19-25-0200-000-22200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1130 Comp 1
 PRC Run: 12/3/2024 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	1122010166	03-03-2022	12-20-2023	215,000	0001	SFR 1555SF 34044 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
2023083765	6175 0	0067 0	06-21-2023 01-01-1900	WD	Q U	03 U	I 	329,300 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	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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Alternate Key 3925046
Parcel ID 10-19-25-0200-000-22000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1130 Comp 2
PRC Run: 12/3/2024 By sadawson
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

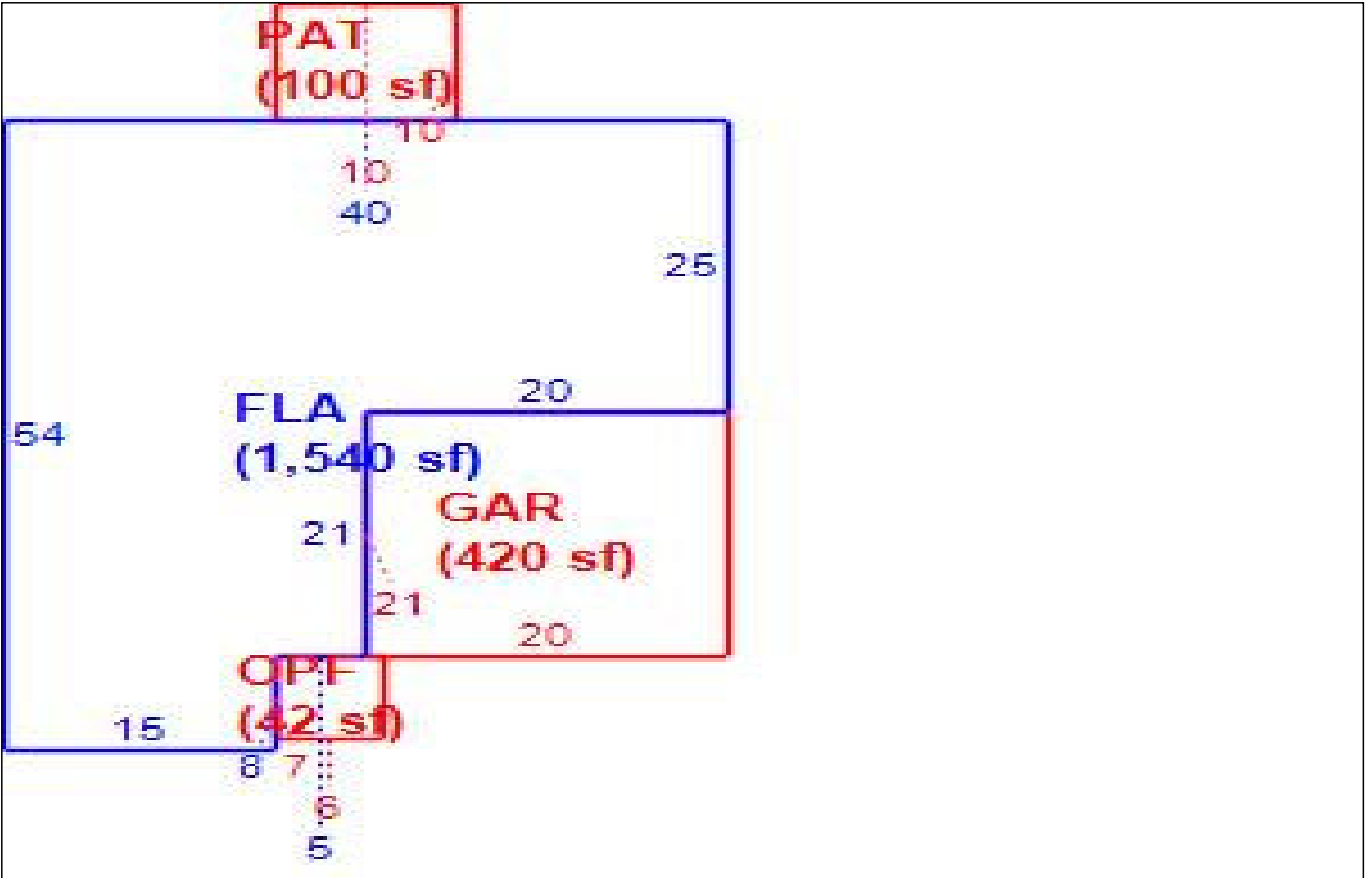
COMP 2

Property Location			
Site Address	34036 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 220 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	1.000	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 190,571
Deprec Bldg Value 190,571		Multi Story	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	Effective Area	1540	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	190,571	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,540	2,102	1,540	Building RCNLD	190,571	Roof Cover	3	Type AC	03

Alternate Key 3925046
 Parcel ID 10-19-25-0200-000-22000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1130 Comp 2
 PRC Run: 12/3/2024 By sadawson
 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	1122010168	03-03-2022	12-20-2023	215,000	0001	SFR 1555SF 34036 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
2024045628	6319	0318	03-28-2024	WD	U	11	100					
2023037268	6117	2169	03-30-2023	WD	Q	03	324,300					
	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	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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Alternate Key 3925037
 Parcel ID 10-19-25-0200-000-21100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1130 Comp 3
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
BERNARDO A SANTANA SCHWARZ & KELS		
1322 TIMBER REAP TRL		
FAKAHATCHEE	FL	33470

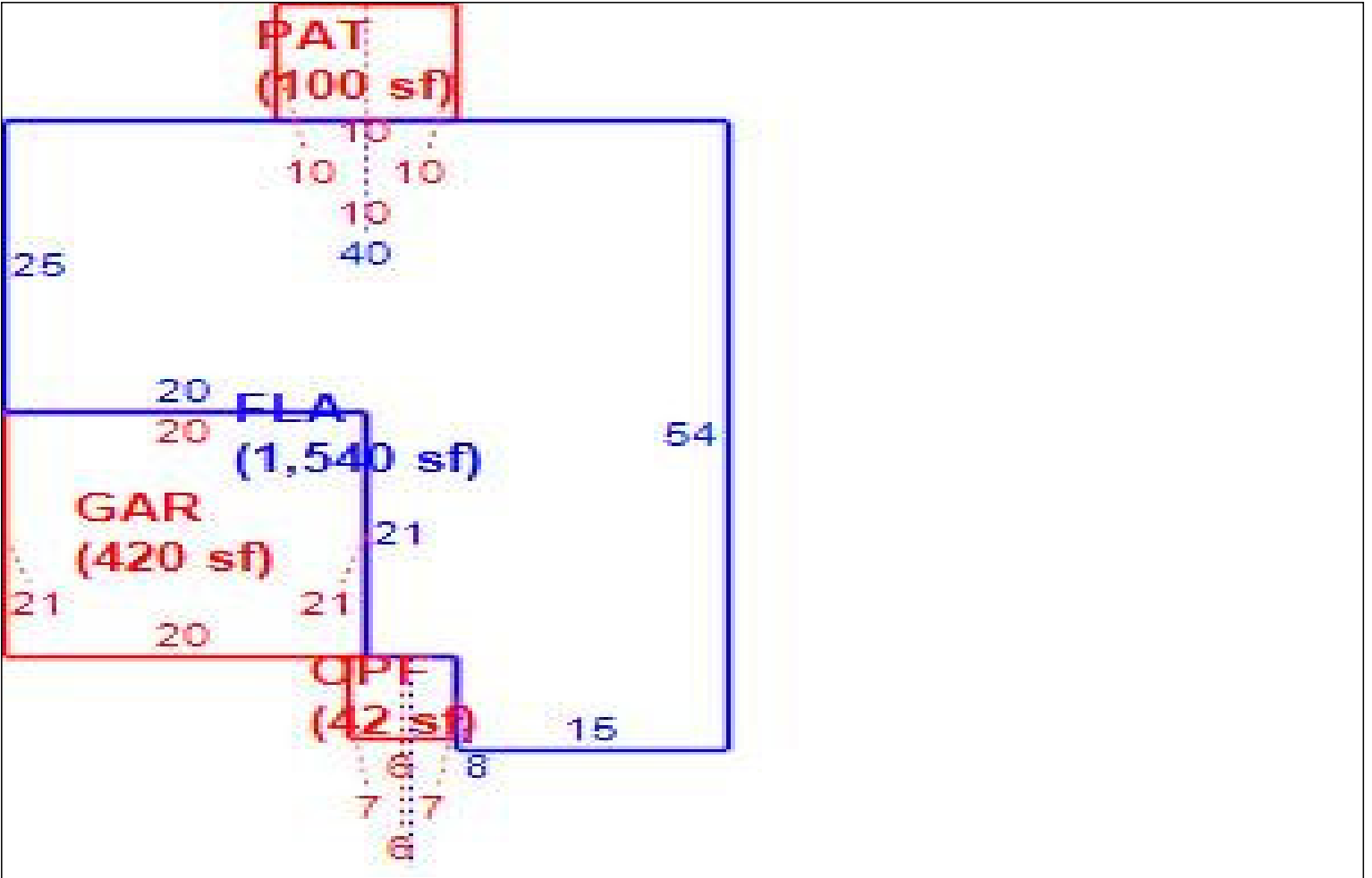
COMP 3

Property Location			
Site Address	34000 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 211 ORB 6189 PG 2486 ORB 6230 PG 1617

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 190,571
Deprec Bldg Value 190,571		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
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GAR	GARAGE FINISH	0	420	0	Base Rate	100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	190,571	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	Condition	VG	Foundation	3	Fireplaces	
		% Good	100.00	Functional Obsol			Roof Cover	3	Type AC	03
TOTALS		1,540	2,102	1,540	Building RCNLD	190,571				

Alternate Key 3925037
 Parcel ID 10-19-25-0200-000-21100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1130 Comp 3
 PRC Run: 12/3/2024 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 2022	1122100224 21-20-1637	11-17-2022 09-13-2021	12-20-2023 02-28-2022	215,000 2,400	0001 0005	SFR 1555SF 34000 SKY BLOSSOM CIR JOB SITE CONSTRUCTION TRAILER	12-20-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129929 2023095301	6230 6189 0	1617 2486 0	09-29-2023 07-27-2023 01-01-1900	QC WD U	U Q U	11 03 U	I I I	100 315,000 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	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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